

1. April 22, 2020 Agenda

Documents:

[0422.PDF](#)

2. Site Plan - Snyder Phased Commercial

Documents:

[SNYDER PHASED COMMERCIAL SP SP.PDF](#)

3. Subwaiver Review - Long Edwards LLM

Documents:

[LONG EDWARDS12784620200410120042.PDF](#)

4. Subwaiver Review - 351 Pantigo

Documents:

[351 PANTIGO RD SW12810220200417110123.PDF](#)
[351 PANTIGO MAP.PDF](#)
[351 PANTIGO MAP II.PDF](#)

5. Subwaiver Review - Cohen Tepper LLM

Documents:

[COHEN TEPPER LLM00169520200417144747.PDF](#)
[COHEN TEPPER UR MAP.PDF](#)
[COHEN TEPPER MAP II.PDF](#)

6. Site Plan Review - ARF Dog Run Enclosures

Documents:

[ARF DOG RUN ENCLOSURE SP12808220200417095133.PDF](#)

7. Site Plan Review - Hellman Hangar

Documents:

[HELLMAN HANGER SP12810420200417110508.PDF](#)

8. Site Plan Review - Verizon Wireless At 106 Stephen Hands Path

Documents:

[VERIZON WIRELESS 106 STEPHEN HAN12811020200417122140.PDF](#)
[VERIZON STEPHEN HANDS.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

April 22, 2020

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

Snyder Phased Commercial

Extension of Time

Cunningham/East Hampton

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
April 22, 2020**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

Long/Edwards LLM
351 Pantigo
Cohen/Tepper LLM

McCobb/Schantz/East Hampton
McCobb/Mubassirah/East Hampton
McCobb/Pahwul/East Hampton

SITE PLAN REVIEW:

ARF Dog Run Enclosures
Hellman Hangars
Verizon Wireless at
106 Stephen Hands Path

Krug/Mubassirah/Wainscott
Krug/Wu/Wainscott

Krug/Schantz/Wainscott

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

URBAN RENEWAL:

OLD FILED MAPS:

.....

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK**

In the Matter of the Application

of

**EXTENSION
OF TIME**

**SNYDER PHASED COMMERCIAL
SITE PLAN/SPECIAL PERMIT
SCTM #300-143-1-12.3, 12.4, 12.5**

ADOPTED: ____/____/ 2020

1. By resolution adopted December 18, 2013, and subsequently modified January 15, 2104, November 5, 2014, and February 3, 2016, and extended November 15, 2017, and January 16, 2019, (the "Resolution"), the Planning Board granted site plan/special permit approval to the above-mentioned application, subject to various conditions.

2. By letter dated February 7, 2020, D.B. Bennett, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a building permit for Phase 3, 4, and 5, and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one year within which to obtain a building permit, or until December 18, 2020.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: April 22, 2020

cc: D.B. Bennett
P.O. Box 1442
East Hampton, NY 11937

Planning Department
Building Department



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul, AICP
Director

Telephone (631) 324-2178
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April 8, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner

RE: Long & Edwards – Lot Line Modification
SCTM# 300-165-5-11 & 19
Application #A0520190014
38 Maple Lane & 23 Spring Close Highway

Last Review Date: December 11, 2019

Items and Date Received: February 26, 2020: cover letter, surveys for proposed Lot 2 potential new residence prepared by Gary Benz dated last revised January 10, 2020, lot line modification map prepared by Gary Benz, L.S dated last revised January 10, 2020

Background Information: The application is to transfer 4,356 sq. ft. of lot area between two parcels situated on Maple Lane and Spring Cloe Highway in East Hampton through a lot line modification. Lot 1 would be increased in lot area from 12,007 sq. ft to 16,363 sq. ft and Lot 2 would be reduced in size from 35,885 sq. ft. to 31,529 sq. ft.

Both lots are zoned A: Residence and are non-conforming as to required minimum lot area. Lot 1 is improved with a single-family residence and Lot 2 is currently vacant. A lot area variance was granted by the Zoning Board of Appeals (ZBA) for Lot 2 as the proposed lot line modification would make this lot less conforming to required minimum lot area. Neither lot is within any designated areas unique to groundwater protection or within any overlay zone.

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

Issues for Discussion:

Clearing

At the time of the last review, the last outstanding issue was the potential over-clearing of Lot 2. At that time (December 2019), the survey did not illustrate the existing clearing

line and the Planning Department had performed a site inspection and indicated to the Planning Board that this property may be over-cleared. A speaker at the Zoning Board of Appeals (ZBA) public hearing for the required lot area variance had brought up this issue previously. The applicant's have submitted a revised survey which illustrates the existing clearing line on Lot 2. The updated survey and associated clearing calculations demonstrate compliance with the Town Code.

The Planning Department performed a second site inspection on April 8, 2020. Based upon this, it is not totally clear whether or not the property is over-cleared but it appears based on the field visit and the submitted revised survey that it is not. The allowable clearing on this property is nearly 66% of the lot area as it is not within any overlay district with special clearing restrictions and is relatively small in size (31,529 sq. ft. as proposed or 24,611 sq. ft. excluding the flagstrip access), which allows for greater amounts of clearing than comparably larger properties.

Public Hearing

The Board can require a public hearing for this application, but it has been past precedent to waive the hearing where both property owners are co-applicants and no adjoining property owners are affected.

Conclusion

In conclusion, it appears that the application is complete. The Board should form a consensus on whether or not to require a public hearing.

ES

Planning Board Consensus

Is the application complete?

Additional comments: _____

Will a public hearing be required?

Additional comments: _____

Additional Board Comments:



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

Planning Department
JoAnne Pahwul, Director, AICP
324-1476

Telephone (631) 324-2178
Fax (631)

SUBDIVISION INITIAL EVALUATION
351 Pantigo Road Subwaiver
SCTM#300-189-1-2

Prepared by: Fabiha A. Mubassirah
Planner
Date: March 10, 2020

1. APPLICATION INFORMATION:

- A. INFORMATION RECEIVED:** Following received (03/05/2020)
- Cover Letter by David A. Weaver, Walbridge Surveyors dated February 26, 2020
 - Subdivision of Land Application form
 - Survey Map by George Walbridge Surveyors, P.C. dated December 31, 2019.
- B. DATE SUBMITTED:** March 05, 2020
- C. OWNER:** People's United Bank, First National Bank of East Hampton
- D. APPLICANT/AGENT:** David Weaver, Walbridge Surveyors
- E. SCHOOL DISTRICT:** East Hampton
- F. STREET NAME:** 351 Pantigo Road, East Hampton, NY 11937
- G. TYPE OF STREET:** State Highway and Town
- H. ZONING DISTRICT:** A Residence – Limited Business Overlay
- I. SEQRA - TYPE OF ACTION:** Type II
- J. INVOLVED AGENCIES:** N/A
- K. OTHER REVIEW:** Suffolk County Department of Health Services (SCDHS)
- L. WAS PROPERTY PREVIOUSLY SUBDIVIDED:** No
- M. IF YES, DATE OF SUBDIVISION:** N/A

2. DESCRIPTION OF PROJECT

- A. TYPE OF SUBDIVISION PROPOSED:** Minor Subdivision Waiver
- B. TOTAL ACREAGE:** 1.748 Acre
- C. YIELD (NUMBER OF LOTS):** Two (2)
- D. RANGE OF LOT SIZE (SQUARE FEET):** 40,906 sq. ft.
- E. ACRES OF RESERVED AREA:** N/A

- F. ACRES OF SCENIC EASEMENT:** N/A
- G. PERCENT OF RESERVED AREA:** N/A
- H. PERCENT OF TOTAL OPEN SPACE:** N/A
- I. TYPE OF ACCESS PROVIDED:** Two (2) Driveways
- J. LENGTH OF ACCESS:** N/A Both Lots have Frontage
- K. IS SIGHT DISTANCE ACCEPTABLE:** To be determined
- L. IMPROVEMENTS ON SUBJECT PARCEL:** People's United Bank, an ATM and one single family residence.
- M. MOST RECENT CERTIFICATE OF OCCUPANCY:**
10/5/64-C.O. – ERWIN AND ROSE GEIGER- Retail business three-store structure, one single one-story, frame dwelling and one single family, one-story frame dwelling attached garage all erected before the adoption of zoning.

12/22/64- C.O. 3478 & 3544 – FIRST NATIONAL BANK OF EAST HAMPTON- 350 sq. ft. one story addition & 146 sq. ft. interior.

3/8/71- C.O. FIRST NATIONAL BANK OF E. HAMPTON- 1305 sq. ft. first floor & 1305 ft. basement to bank building.

N. VARIANCES REQUIRED: To be determined

- Lot area variance
- Lot coverage variance
- Setback variances for accessory structure

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 220 (LIST ITEMS & SECTION NUMBER FOR ITEMS NOT SUBMITTED)

- Revised map with Project Title, depicting driveway and clearing in the survey map.
- Existing sanitary system and depth to ground water table need to be shown on the map

4. SITE ANALYSIS

- A. SOIL TYPE:** PsA: Plymouth loamy sand, silty substratum, 0 to 3 percent slopes; BgB: Bridgehampton silt loam. Till substratum, 2 to 6 percent slopes.
- B. FLOOD HAZARD ZONE:** Zone X
- C. DESCRIPTION OF VEGETATION:**
- D. RANGE OF ELEVATIONS:** 34.3-37.8
- E. NATURE OF SLOPES:** Mostly flat
- F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** Does not contain Tidal Wetlands or Adjacent Areas
- G. SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
- H. ARE THERE TRAILS ON SITE?** No
- I. DEPTH TO WATER TABLE:** Not shown in the map
- J. DISTANCE TO PUBLIC WATER:** 6" Mains at Montauk Highway and 12" Mains at Springs Cross Highway
- K. SOURCE OF WATER SUPPLY:** Public Water
- L. NUMBER OF ACCESS POINTS:** Three
- M. METHOD OF WASTE DISPOSAL:** Individual, standard sanitary systems

- N. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES? N/A
- O. AGRICULTURAL DATA STATEMENT REQUIRED: N/A
- P. IS THE SITE CONTAINED WITHIN:

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	No
South Fork Special Groundwater Protection Area	No
Town Overlay District	Yes



Other Background Information:

The application is proposing to subdivide the subject parcel into two lots, situated at the intersection of Pantigo Road and Springs Cross Highway. This is a 1.748 acre or 76,148 square feet property which includes a bank, People's United Bank, and a single family residence. The subject parcel is located in an A Residential District with a Limited Business Overlay (LBO) zone.

The applicant proposes to create a 40,000 square foot lot (Lot 1) and a 36,148 square foot lot (Lot 2). The bank will be on Lot 1 and the house on Lot 2. The proposed lot lots are designed around the existing parking lot and the design results in irregular shaped lots.

Issues for Discussion:

Limited Business Overlay District

§255-2-45 of the Town Code limits the number of uses on a residentially zoned lot to one use. The site is preexisting, nonconforming with regard to the number of uses. In October 1964, a Certificate of occupancy was issued for two, single family, one story residences and a structure with three retail businesses. In December 1964, a subsequent certificate of occupancy was issued for the conversion of the retail spaces into a bank. Aerial photographs in the Town's GIS system show the bank and two residences in 2010 and that one of the residences was eliminated by 2013 and there are now two uses on the parcel.

The purpose of a Limited Business Overlay (LBO) district is to allow for a limited class of low intensity business uses that generate low amounts of traffic and that are designed to function so as to protect nearby residential uses and the residential character of the district. Given the intensity of use of a bank, the use is classified as a prohibited use in an LBO. The proposed subdivision will not impact the preexisting rights to this use.

The Limited Business Overlay District was created in 1984 and extends to a depth of 150' from the Montauk Highway right of way and applies to lots that were in single and separate ownership on the effective date of this section of the Town Code. As currently proposed a small area of the parcel zoned LBO is proposed to be contained within Lot 2, the lot containing the residence, and since this lot was not single and separate in 1984, the LBO in this area will be extinguished.

Irregular Lot Shape

§220-1.06 B (Subdivision Requirements of the Town Code) states that

Lots shall, in general, be rectangular, somewhat deeper than they are wide. All lots shall conform to zoning requirements, and the lot lines generally be at right angles to the street line.

A rectangular shaped lot is again encouraged by the Town Code in §220-1.09, Configuration of Lot Lines.

The proposed lot design would result in irregular shaped lots. The applicant stated that due to the existing use of the bank, the subdivision would require an irregular shaped lot in order to keep all of the bank's use on its own lot. However, it has been the Board's practice not to create irregularly shaped lots. The Planning Board should discuss alternative layouts with the applicants, most notably a rectangular shaped design, moving the dividing lot line towards the north to create a straighter line. The Planning Department notes that a more regular shape would result in the total lot coverage for Lot 1 to decrease, as it is now proposed exceeds the Town Code limit (more discussion below). The applicant is would still be required to request a lot area variance for lot 2, but adjusting the proposed lot lines into a more regular shape would result in eliminating two (2) additional variance request for Lot 1, a side yard setback variance for the accessory structure parking lot use and a total lot coverage variance.

Zoning

The proposed lots do not meet zoning and the proposed subdivision would require several variances from the Zoning Board of Appeals.

Lot Area

The parcels are located in an A-Residence district where the minimum lot size is 40,000 square feet. Lot 1 would contain 40,000 square feet of lot area and would meet zoning. The second lot, Lot 2 would only contain 36,148 square feet and would necessitate a lot area variance. The existing lot area is 76,148 square feet, so subdividing it the parcel into two lots would result in a non-conforming lot size for either one of the lots. Thus, the applicant is required to request a lot area variance from to the Zoning Board of Appeals.

Total Coverage

After the subdivision Lot 1 will have a total coverage of 22,148 square feet (55.37%) whereas the maximum allowed is 16,000 square feet (40%), and Lot 2 2,238 square feet (6.19%), whereas the maximum allowed is 15,999 square feet (40%). The parking spaces and concrete surfaces for the ATM in Lot 1 results in exceeding total coverage. A variance from the total coverage restriction will be necessary for Lot 1.

Accessory Structure Setbacks

§255-11-10 of the Town Code requires a 15' rear yard setback from the property line for accessory structures. The map depicts the existing parking spaces and dumpster on Lot 1 located along the proposed property line, with only a 1' setback in some areas. The dumpster is located right on the property line. As this is a residential zoning district, the Planning Board cannot relax setbacks pursuant to §255-6-63 of the Town Code and setback variances from the ZBA will be required. Adjusting the lots into rectangular shapes as suggested above would allow the dumpster to meet the zoning (roughly 55' from the property line), and would not require setback variance. A setback variance for the parking area would still be required.

Lot Width

§255-11-10 (Residential Dimensional Table) of the Town Code also requires that the lot width at the building line for a lot in an A Residence zoning district be a minimum of 160'. The building line is defined in §255-1-20 as the following.

BUILDING LINE

The line which is parallel or concentric to the street line of the street on which a building fronts, or the edge of any natural body of water if a building is so designated as to front on said body of water, and which passes through the point at which the building is nearest to said street or natural body of water.

As proposed, Lot 2 is 140' wide at the building line and would require an additional variance from the minimum lot width requirement. The location of the parking on the site prevents the proposed lot from meeting this requirement.

The applicant should consider revising the proposed lot line to include all of the area zoned LBO that is not required to meet minimum lot width into Lot 1. This would increase the amount of the lot area variance required for Lot 2, but decrease the amount of the total coverage variance required for Lot 1 containing the bank.

Clearing

The map depicts a clearing line and clearing calculations. However, the vegetation on the site consists of old field vegetation, primarily consisting of mature red Cedar trees, a scattering of Chokecherry, and honeysuckle with no understory. Under §255-1-20 of the Town Code (Definition of Clearing), this lot is considered entirely cleared and review of aerial photographs in the Town's GIS system indicates that the clearing is pre-existing. The clearing line and clearing calculations on the map should be revised to reflect this.

As the parcel is considered cleared under the Town Code, the existing vegetation that acts as a buffer between the proposed commercial and residential lots could be removed. The Board should consider requiring a row of landscaping along the edge of the parking area as a permanent buffer between the two proposed lots.

Map Revisions

- The existing septic systems for the residence and the bank should be indicated on the map to ensure that the location is not impacted by the proposed subdivision.
- The School district and Fire district for the site should be indicated in the map.
- The driveway serving the residence on Lot 2 should be depicted on the site plan and calculated into total coverage, whether improved or not.
- The clearing line and clearing calculations should be revised as discussed above.
- The Limited Business Overlay district line should be depicted on the map.

Suffolk County Department of Health Services (SCDHS)

The proposed minor subdivision will require approval from the Suffolk County Department of Health Services. The applicants are encouraged to submit an application to this agency as soon as possible if they have not done so.

SEQRA

The project is a Type II Action pursuant to SEQRA and Chapter 128 of the Town Code. No further review under SEQRA is required.

Conclusion

In summary, the application is incomplete pending submission of a revised map. Also, the application requires lot area, lot width, total coverage, and rear yard setback variances. As the project does not meet zoning, the Planning Board will not be able to act until and unless the Zoning Board of Appeals grants the variances.

Planning Board Consensus

The Planning Board should consider the proposed layout of the lots and discuss with the applicant whether the layout should be redesigned to provide more regular shaped lots.

Additional comments: _____

The Planning Board should discuss whether landscaping to buffer the parking area on Lot 1 from the residential use on Lot 2 should be proposed.

Additional comments: _____

The Board should determine whether a revised map as outlined above should be submitted.

Additional comments:

Additional Board Comments:

351 PANTIGO MINOR SUBDIVISION

SITUATE
PANTIGO

Town Of East Hampton, Suffolk Co., N.Y.
Scale: 1"=20'
Area: 76,148 S.F. or 1.748 Acres
Zone: A Residential - Limited Business Overlay
Flood Zone: X - FIRM NO. 36103C0558H, 9/25/09

Certified To:
First National Bank Of East Hampton

COMBINED	
COVERAGE ALLOWED	- 8,399 SF.
EXISTING	- 6,825 SF.
TOTAL COVERAGE ALLOWED - 29,399 SF.	
EXISTING - 24,386 SF.	
CLEARING ALLOWED - 29,037 SF.	
EXISTING - 47,371 SF.	
LOT 1	
COVERAGE ALLOWED	- 6,000 SF.
EXISTING	- 4,810 SF.
TOTAL COVERAGE ALLOWED - 16,000 SF.	
EXISTING - 22,148 SF.	
CLEARING ALLOWED - 20,000 SF.	
EXISTING - 38,416 SF.	
LOT 2	
COVERAGE ALLOWED	- 5,999 SF.
EXISTING	- 2,015 SF.
TOTAL COVERAGE ALLOWED - 15,999 SF.	
EXISTING - 2,238 SF.	
CLEARING ALLOWED - 19,037 SF.	
EXISTING - 8,955 SF.	

I hereby certify that this map is made from an actual survey completed Sept. 23, 2019 and that all concrete monuments have been set in accordance with all lots on this map are in conformity with the requirements of Residential Zone A5 of Chapter 24-10 of the Town Code.



David A. Weaver, L.S., N.Y.

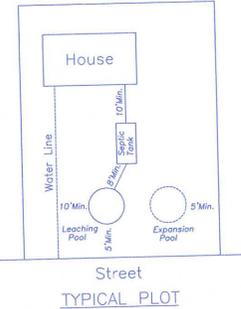
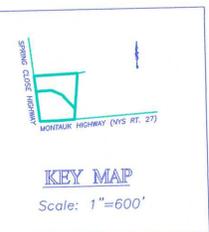
This is to certify that this subdivision map has been approved as provided by Article 16 of the Town Law.

Date of Approval: _____
Date of Certification: _____
Town of East Hampton Planning Board
Chairperson or Vice Chairperson

RECEIVED
FEB 26 2020
PLANNING BOARD

Revised: Dec. 31, 2019 - Subdivision Map
Revised: Oct. 22, 2019 - Utilities
Surveyed: Sept. 23, 2019

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: info@walbridgesurveyors.com



KEY

BR	BRICK	WATER
CB	CATCH BASIN	COMMUNICATIONS
CC	CONC. COVER	ELECTRIC
CM	CONC. MONUMENT	GAS
DW	DRY WELL	SEPTIC
EB	ELECTRIC BOX	
EM	ELECTRIC METER	
EOP	EDGE OF PAVEMENT	
EOC	EDGE OF CLEARING	
EV	ELECTRIC VAULT	
GM	GAS METER	
GV	GAS VALVE	
HYD	HYDRANT	
IR	IRRIGATION BOX	
LB	LIGHT BOX	
LP	LEACHING POOL	
LTP	LIGHT POST	
MC	METAL COVER	
MHW	MEAN HIGH WATER	
OH	OVERHANG	
PL	PROPERTY LINE	
PT	PROPANE TANK	
S	STEPS	
SP	SLATE PAVERS	
ST	SEPTIC TANK	
TB	TELEPHONE BOX	
UB	UTILITY BOX	
WM	WATER METER	
WV	WATER VALVE	
TER	TO BE REMOVED	
TL	TRAFFIC LIGHT	
TP	TELEPHONE POLE	

NOTE:
UNDERGROUND UTILITY LOCATION AS INDICATED BY SURFACE MARKINGS PERFORMED BY PRECISION MARKOUTS. THIS OFFICE ASSUMES NO LIABILITY FOR THE ACCURACY OF THE ACTUAL LOCATION OF SAID UTILITIES. THE COLORS REPRESENT THE FOLLOWING ITEMS IN ACCORDANCE WITH THE AMERICAN PUBLIC WORKS ASSOCIATION.
RED - ELECTRIC LINES
YELLOW - GAS OIL LINES
ORANGE - COMMUNICATION, CATV LINES
BLUE - POTABLE WATER LINES

NOTE:
1) Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is a violation of section 7209 of the New York State Education Law.
2) Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
3) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
4) The existence of subsurface improvements or encroachments, or wellheads, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Datum NAVD 1988
S.C.T.M. 300-189-01-02
chk'd dwg - 1/4/20





TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul, Director, AICP

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

April 16, 2020

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: Cohen/Tepper Lot Line Modification
SCTM#300-167-3, 14, 15, 16, & 17

Last Review Date: December 4, 2019

Items and Date Received:

The following was received on March 18, 2020.

- Revised survey prepared by Saskas Surveying Co., P.C. and dated March 12, 2020;
- Existing and Proposed Urban Renewal Map Recommendations prepared by Due East Planning and dated February 27, 2020.

Background Information:

Application is made to revise the lot lines of two Urban Renewal parcels located in a B Residence zoning district on Town Lane and Royal Street. An area of 4,000 sq. ft. is proposed to be transferred from Lot 2 to Lot 1. Lot 1 is improved with a two story residence and Lot 2 is vacant. The Urban Renewal Map Study requires a scenic easement along Town Lane and 10' road widening easements along Royal Street.

During the initial review, the Planning Board requested the following additional information:

- The map should be revised to indicate the square footage of the scenic easement, and the lot area calculations should clarify that the road widening easement is not included;
- A revegetation plan for the clearing within the easement;
- A copy of the existing or proposed easements;
- Current ownership of the lots.

Fire Department Comments

A memorandum dated October 25, 2019 from the Fire Marshal indicates that no further review for fire protection devices is required for this project.

Public Hearing

The file does not reflect whether the Board discussed whether to require or waive a public hearing on this application and this should be clarified.

Conclusion

The proposed map has been revised to meet zoning and all of the requested information has been provided. The project is classified as a Type II action and no further review under SEQRA is required. The Board should clarify whether a public hearing will be required for this lot line modification. The project is otherwise ready for approval.

Planning Board Consensus:

The Planning Board should discuss whether it supports the request to modify that will need to be made to the Town Board to modify the access point for Lot 2 from Royal Street to Underwood Avenue.

Additional comments: _____

The Board should determine whether the application is complete.

Additional comments: _____

The Board should clarify whether a public hearing should be required for this lot line modification request.

Additional comments: _____

Additional Board Comments:

UR LOT NUMBERS 1 & 2
TO BE PART OF UR PARCEL #4

OLD FILED MAP STUDY
MAP No. 201
MONTAUK VILLA PARK
SHEET EH - 17
UR BLOCK 10 UR PARCEL #4

OLD FILED MAP STUDY
MAP No. 201
MONTAUK VILLA PARK
SHEET EH - 17
UR BLOCK 10 UR PARCEL #6

OLD FILED MAP STUDY
MAP No. 201
MONTAUK VILLA PARK
SHEET EH - 17
UR BLOCK 9 UR PARCEL #7A

OLD FILED MAP STUDY
MAP No. 201
MONTAUK VILLA PARK
SHEET EH - 17
UR BLOCK 9 UR PARCEL #8

PROPOSED RELOCATION
OF ACCESS POINT

AREA TO BE
ABANDONED



RECEIVED

MAR 18 2020

PLANNING BOARD



DUE EAST PLANNING, INC
PO BOX 4144
EAST HAMPTON, NY 11937
www.dueeastplanning.com

COHEN-TEPPER

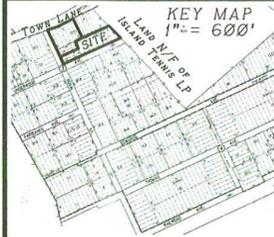
UR MAP MODIFICATION

No.	Description	Date
1	UPDATE	3/12/2020

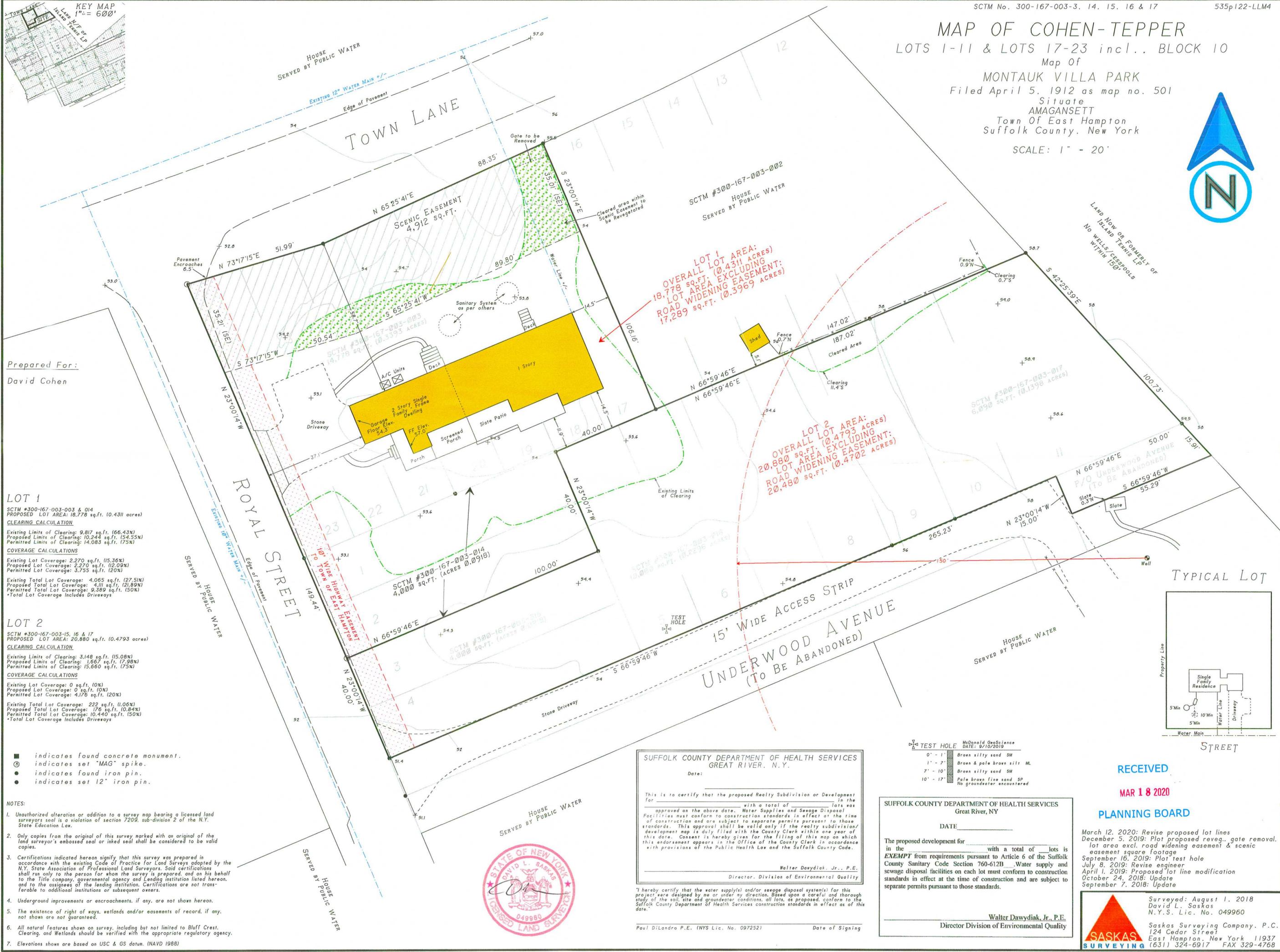
PROPOSED MAP RECOMMENDATIONS

Project number	PROP-001	
Date		FEB 27, 2020
Drawn by		
Checked by		
Scale: 1:40		

10710000 1.1.1.4.00 414



MAP OF COHEN-TEPPER
 LOTS 1-11 & LOTS 17-23 incl., BLOCK 10
 Map Of
 MONTAUK VILLA PARK
 Filed April 5, 1912 as map no. 501
 Situate
 AMAGANSETT
 Town Of East Hampton
 Suffolk County, New York
 SCALE: 1" = 20'



Prepared For:
David Cohen

LOT 1
 SCTM #300-167-003-003 & 014
 PROPOSED LOT AREA: 18,778 sq.ft. (0.4311 acres)
CLEARING CALCULATION
 Existing Limits of Clearing: 9,817 sq.ft. (66.43%)
 Proposed Limits of Clearing: 10,244 sq.ft. (54.55%)
 Permitted Limits of Clearing: 14,083 sq.ft. (75%)
COVERAGE CALCULATIONS
 Existing Lot Coverage: 2,270 sq.ft. (15.36%)
 Proposed Lot Coverage: 2,270 sq.ft. (12.09%)
 Permitted Lot Coverage: 3,735 sq.ft. (20%)
 Existing Total Lot Coverage: 4,065 sq.ft. (27.51%)
 Proposed Total Lot Coverage: 4,111 sq.ft. (21.89%)
 Permitted Total Lot Coverage: 9,389 sq.ft. (50%)
 *Total Lot Coverage Includes Driveways

LOT 2
 SCTM #300-167-003-15, 16 & 17
 PROPOSED LOT AREA: 20,880 sq.ft. (0.4793 acres)
CLEARING CALCULATION
 Existing Limits of Clearing: 3,148 sq.ft. (15.08%)
 Proposed Limits of Clearing: 1,667 sq.ft. (7.98%)
 Permitted Limits of Clearing: 15,660 sq.ft. (75%)
COVERAGE CALCULATIONS
 Existing Lot Coverage: 0 sq.ft. (0%)
 Proposed Lot Coverage: 0 sq.ft. (0%)
 Permitted Lot Coverage: 4,176 sq.ft. (20%)
 Existing Total Lot Coverage: 222 sq.ft. (1.06%)
 Proposed Total Lot Coverage: 176 sq.ft. (0.84%)
 Permitted Total Lot Coverage: 10,440 sq.ft. (50%)
 *Total Lot Coverage Includes Driveways

- indicates found concrete monument.
- ⊙ indicates set "MAG" spike.
- indicates found iron pin.
- indicates set 12" iron pin.

- NOTES:
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
 2. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
 3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the Title company, governmental agency and Lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
 4. Underground improvements or encroachments, if any, are not shown hereon.
 5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
 6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
 7. Elevations shown are based on USC & GS datum. (NAVD 1988)



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 GREAT RIVER, N. Y.
 Date: _____
 This is to certify that the proposed Realty Subdivision or Development for _____ with a total of _____ lots is approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be void only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Code.
 Walter Dawydiak, Jr., P.E.
 Director, Division of Environmental Quality

I hereby certify that the water supply(ies) and/or sewage disposal system(s) for this project were designed by me or under my direction. Based upon a careful and thorough study of the soil, site and groundwater conditions, all lots as proposed conform to the Suffolk County Department of Health Services construction standards in effect as of this date.
 Paul DiLandro P.E. (NYS Lic. No. 097252) Date of Signing _____

TEST HOLE McDonald GeoScience DATE: 9/10/2019

0' - 1'	Brown silty sand SM
1' - 7'	Brown & pale brown silt ML
7' - 10'	Brown silty sand SM
10' - 17'	Pale brown fine sand SP No groundwater encountered

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 Great River, NY
 DATE: _____
 The proposed development for _____ with a total of _____ lots is EXEMPT from requirements pursuant to Article 6 of the Suffolk County Sanitary Code Section 760-612B. Water supply and sewage disposal facilities on each lot must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards.
 Walter Dawydiak, Jr., P.E.
 Director Division of Environmental Quality

RECEIVED
 MAR 18 2020
 PLANNING BOARD

March 12, 2020: Revise proposed lot lines
 December 5, 2019: Plot proposed reveg., gate removal, lot area excl. road widening easement & scenic easement square footage
 September 16, 2019: Plot test hole
 July 8, 2019: Revise engineer
 April 1, 2019: Proposed lot line modification
 October 24, 2018: Update
 September 7, 2018: Update

SASKAS SURVEYING
 Surveyed: August 1, 2018
 David L. Saskas
 N.Y.S. Lic. No. 049960
 Saskas Surveying Company, P.C.
 124 Cedar Street
 East Hampton, New York 11937
 (631) 324-6917 FAX 329-4768



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul, Director, AICP

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

April 13, 2020

TO: Planning Board

FROM: Fabiha A. Mubassirah, Planner 

RE: ARF Dog Run Enclosure Site Plan
SCTM# 300-192-3-4

Last Review Date: April 13, 2020

Items and Date Received:

- D.4-100 Demolition First Floor Plan
- D.4-101 Demolition Basement Plan
- D.4 -102 Demolition Section
- A.4-101 Basement Plan
- A.4-102 Attic Plan
- A.4-200 Reflected Ceiling Plan
- A.4-510 and A.4-511 Wall Sections
- A.4-512 Building Section
- A.4-513 and A.4-514 Stair Sections
- A.4-600 Construction Details, all prepared by Richard Bacon, Architect, dated December 09, 2019 and stamped received February 27, 2020
- A.4-100 First Floor Plan- Door and Window Types, A.4-400 and A.4-401 Exterior Elevations prepared by Richard Bacon, Architect, revised on March 06, 2020 and stamped received by April 13, 2020
- Lighting Specifications received February 27, 2020
- Survey Map prepared by Walbridge Surveyors dated March 30, 2020 and received by April 13, 2020
- Exterior Wall Light Narrative by DLI Animal Facility received April 13, 2020

Background Information:

The subject 22.5 acre parcel is situated on Daniel's Hole Road in Wainscott in an A5 Residence/ Water Recharge Overlay zoning district and is within the Pine Barrens and South Fork Special Groundwater Protection Area.

On February 10, 2016, a site plan/special permit was granted to construct three additional buildings consisting of an 8,860 sq. ft. dog training center, a 4,771 sq. ft. dog sanctuary,

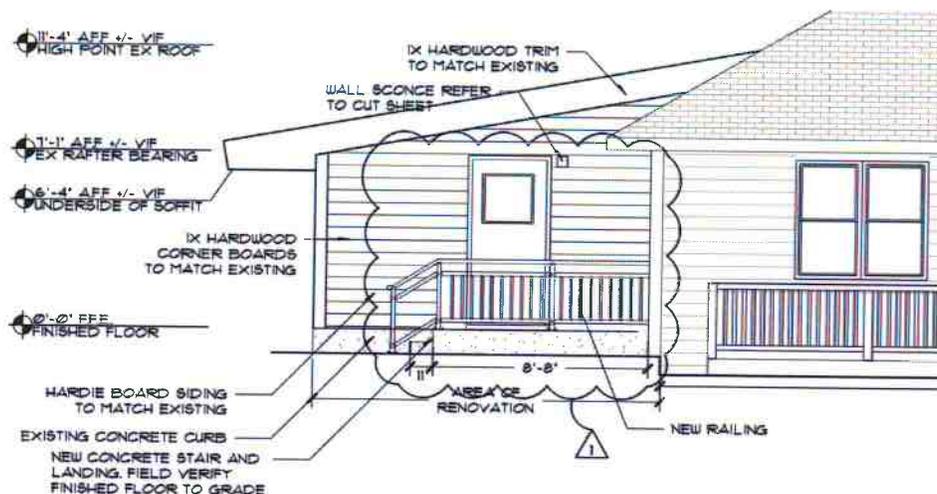
and a 4,771 sq. ft. cat sanctuary to be utilized for adoption purposes. A 451 sq. ft. expansion of the existing building for additional office space and twenty six more parking spaces, for a total of 56 spaces, were also approved. A Zoning Board of Appeals determination dated December 2, 2015, granted the applicant a variance from total coverage and clearing restrictions. Work related to this 2016 approval has not commenced. Most recently, site plan approval was granted on February 1, 2017 to enclose and existing dog run to create a 147 sq. ft. surgical suite for veterinarians.

On December 23, 2019, the applicants filed revised plans (dated December 9, 2019) with the Planning Board office that included a reconfiguration of exterior stairs to the basement on the northerly side of the building. Again on April 13, 2020, the applicants submitted a revised survey and floor plans to adjust the location of the exterior door due to the presence of a light-well to the basement at the previous door location. A need for exterior lighting at the new exterior door were discussed at that time.

Issues for Discussion:

Lighting on the exterior

The applicant has submitted a lighting specifications sheet for the exterior light proposed for the new exterior door. The Board’s guidelines recommend that the illumination level for a lighting fixture of 7’ high would have a maximum of 600 – 1600 lumens and the color temperature is required to be 3000 K or less. The manufacture’s cut sheet for the proposed lighting depicts the use of “Tube Dark Sky Outdoor Wall Sconce” with 18 Watt, 120 Volt and 3000K LED lamp. The proposed LED lamp is a full cut-off fixture as recommended by Planning Board’s Guidelines for Exterior Lighting. The elevation plan from A.4-401 depicts the location by the exterior door and mounting height of the wall sconce which is roughly 7’ with an 800 lumen level and is acceptable by under the Board’s lighting policy. Also, the lighting fixture has a fully programmable astronomical timer which can be set to operate during any desired timeframes complying with Board’s lighting policy that the light be turned off no later than one hour after the close of business.



Proposed exterior lighting with exterior door

Exterior Staircase

The applicant has proposed a reconfiguration of the exterior stairs to the basement on both side of the northerly portion of the building. They are proposing to split the existing straight staircase into an L-shaped staircase with a turn and landing in the middle. They are also removing an old drain at the basement door due to a water clogging issue, and replace it with a new one. The new 4” drain will have a slotted cover to tie into the existing storm water system.



Exterior staircases on both sides of the building to be reconfigured

Minor Site Plan

The Board should consider the attached criteria in § 255-6-45 of the Town Code and determine if the project can be considered a minor site plan, and if so whether to waive the public hearing. The Planning Department notes that the project does not require a variance, additional parking, or approval from the Suffolk County Department of Health.

Conclusion

The Planning Board should determine whether the application is a minor site plan and if so whether to waive the public hearing. The Board should also determine if the project is otherwise complete and ready for approval. The project will require approval from the Architectural Review Board as a condition of the site plan approval that must be met before a building permit is issued.

Planning Board Consensus:

The Board should determine if the project can be classified as minor site plan pursuant to §255-6-45 of the Town Code.

Additional comments:

The Board should discuss whether the application is complete and ready for approval.

Additional comments: _____

Additional Board Comments:

§ 255-6-45 Minor site plans.

Notwithstanding the provisions of § 255-6-40 hereof, the Planning Board may waive the holding of a public hearing on a site plan application which is classified as a Tier Two personal wireless service facility application or which meets each and every one of the following conditions:

- A. Conformance to chapter. The proposed structure does not require a variance from any provision of this chapter.
- B. Health Department approval. The proposed structure does not require approval of the Suffolk County Department of Health Services.
- C. Area and habitability. The proposed structure is not habitable and covers no more than 500 square feet in area.
- D. Parking. No additional parking is required under this chapter.
- E. Planning considerations. The proposed structure will not create a visual detriment to surrounding properties or to the general public and will not cause drainage problems, impede traffic circulation or interfere with the proper overall planning of the site.
- F. Public controversy. The application has caused no significant public controversy.



Project: HAMPT, NY

Prepared By: DEK

Date: 04/09/2020

Subject: Exterior Wall Lighting Fixture Specifications & Operation

The proposed lighting fixture for this project is the Wac Lighting WS-W2605 Tube Dark Sky Outdoor Wall Sconce. This light contains one 120V, 18W, LED emitter producing 800 lumens of 90 CRI light with a 3000K color temperature. DLI's electrical drawings call for this light to be operated by a photocell, in coordination with a fully programmable astronomical timer switch set for the local area. This allows for the light to be set to operate during any desired timeframes throughout the day, for compliance with local ordinances requiring lights not stay illuminated the duration of the night.



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GENERAL NOTE: BUILDING MATERIALS AND FINISHES THAT ARE INDICATED IN NOTES TO MATCH EXISTING SHALL MATCH EXISTING ADJACENT MATERIALS IN SIZE (WHERE APPLICABLE), TEXTURE, AND COLOR.

1 EXTERIOR ELEVATION
 SCALE: 1/4"=1'-0"

RICHARD S. BACON
 ARCHITECT
 1111 LINDSEY AVENUE, SUITE 200
 WEST HAMPTON, NEW YORK 11983
 TEL: 631.547.1111
 FAX: 631.547.1112
 WWW.RSBACON.COM



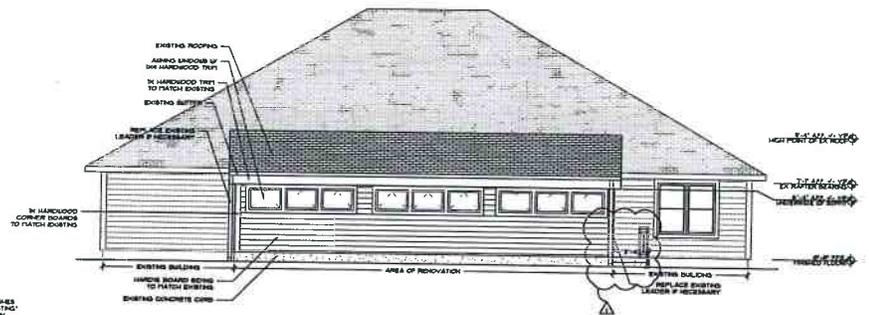
ARE DOG RUN ENCLOSURES
 1111 LINDSEY AVENUE, SUITE 200
 WEST HAMPTON, NEW YORK 11983
 PROJECT NO. 2019-001
 DATE: 12/28/2019
 SHEET NO. 1 OF 1

EXTERIOR ELEVATIONS
 SCALE: 1/4"=1'-0"

DATE	12/28/2019
PROJECT	A.4-401
CLIENT	2019-001
SCALE	1/4"=1'-0"
SHEET NO.	1 OF 1



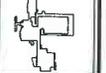
2 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTE: BUILDING MATERIALS AND FINISHES THAT ARE INDICATED IN NOTES TO MATCH EXISTING SHALL MATCH EXISTING ADJACENT MATERIALS IN SIZE (WHERE APPLICABLE), TEXTURE, AND COLOR.

RICHARD S. BACON
ARCHITECT
1141 LINDLEY PARKWAY ROAD
NEWARK, NEW JERSEY 07102
PHONE: 973-241-1100
FAX: 973-241-1101
WWW.RSBACON.COM

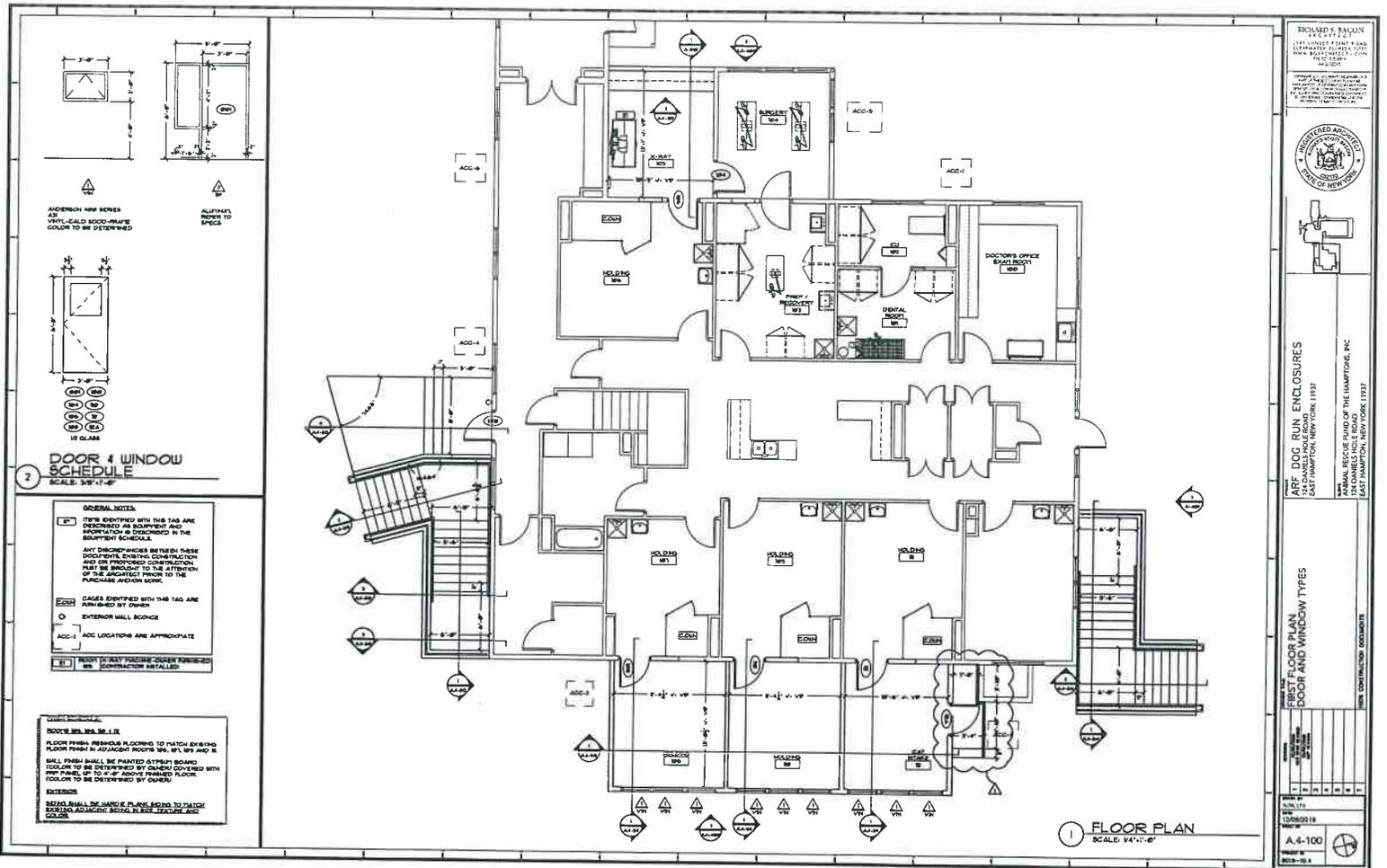


ARF, LLC
127 CHARLES HOLE ROAD
SUITE 100
NEWARK, NJ 07102
TEL: 973-241-1100
WWW.ARFLLC.COM

EXTERIOR ELEVATIONS
DATE: 08/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR CONSTRUCTION
3	08/11/11	ISSUED FOR RECORD

A.4-400
REVISED 08/11/11





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

April 16th, 2020

TO: Planning Board

FROM: Marco Wu 
Planner

RE: Hellman Hanger Site Plan
SCTM# 300-181-2-6

Last Review Date: April 16, 2020

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 04/08/2020 prepared by Lighthouse Land Planning, received 04/16/2020
- 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:

Lighting

Light Fixture 1 is a proposed Wall Sconce that is mounted 18 ft. above the hangar doors. The proposed fixture has a 3,000 Kelvin level, meeting the Town Code's maximum of 3,000 Kelvin. In addition the fixture has a level of 1,997 lumens which is within the Town's recommended guideline of 1,600 - 2,500 lumens for a mounting height of 12 ft. Although it is mounted higher

than 12 ft. given the unique nature of the use it is not considered excessive. It appears that the fixture will be shielded with the light directed downwards. With the given information, it appears that the proposed fixture has been revised to be in line with the Town's Lighting Policy with the exception of the mounting height.

Landscaping

The revised survey has a notation that ten (10) evergreen trees will be provided and a re-vegetation plan indicating that these trees will be 6' tall eastern red cedars (*Juniperus virginiana*) has been submitted. The Landscaping plan has been revised to screen the building and the parking lot.

Airport Manager's Comments

The Planning Board has requested commented from the manager of the East Hampton Airport, James L. Brundige. Mr. Brundige has informally indicated that the proposal is acceptable, but prefers to wait for comments from the Federal Aviation Administration (FAA) before formalizing his approval. Since the proposed hanger is replacing a hanger that was previously there, is not higher or not significantly higher, and is not located in the flight path, there should be no issues with the FAA.

Conclusion

If the Board finds the revised landscaping and lighting plans to be acceptable and the application complete, the Planning Department will prepare the Environmental Assessments forms so that a SEQRA declaration can be made and the application will be ready to be scheduled for a public hearing.

Planning Board Consensus:

Does the Board find the revised landscaping and lighting plans acceptable?

Additional comments: _____

Does the Board find the application complete?

Additional comments: _____

Additional Board Comments:



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul, AICP
Director

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

WIRELESS SITE PLAN INITIAL EVALUATION Verizon Wireless @ 106 Stephen Hands Path Personal Wireless Service Facility (PWSF) Site Plan/Special Permit (PWSF) SCTM# 300-193-2-4

Prepared by: Eric Schantz
Senior Planner

Date: April 15, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

- Set of plans prepared by APT Engineering including; Sheets T-1, VB101, R-1, R-2, V-1, SP-1, SP-2, SP-3, EC-1, CP-1, A-1, A-2, C-1, C-2, C-3, S-1, M-1, E-1, E-2, E-3, E-4, N-1
- RF Engineer's report prepared by Pinnacle Telecom Group dated May 10, 2019
- RF report prepared by C Squared Systems, LLC dated March 30, 2020
- EAF Part I
- Application form
- Visual Assessment prepared by APT Engineering dated received April 3, 2020
- Structural engineer's letter from APT Engineering dated April 1, 2020
- FCC radio station authorization

B. DATE SUBMITTED: April 3, 2020

C. TYPE OF APPLICATION SUBMITTED:

(check one (1) of the following):

- Tier One
 Tier Two
 Tier Three

D. OWNER: Town of East Hampton

E. CARRIER: Verizon

F. APPLICANT/AGENT: Amato Law Group, PLLC on behalf of New York SMSA Limited Partnership (Verizon Wireless)

G. SCHOOL DISTRICT: Wainscott

- H. **STREET NAME:** 106 Stephen Hands Path
- K. **TYPE OF STREET:** Town
- L. **ZONING DISTRICT:** A5: Residence, Water Recharge Overlay District
- M. **SEQRA - TYPE OF ACTION:** Unlisted
- N. **INVOLVED AGENCIES:** Planning Board, Architectural Review Board, Zoning Board of Appeals, New York State Department of Environmental Conservation, Federal Aviation Administration, Federal Communications Commission
- O. **OTHER REVIEW:** Office of Fire Prevention, East Hampton Police Department, Village of East Hampton, Suffolk County Planning Commission

2. DESCRIPTION OF PROJECT

- A. **AREA OF PARCEL:** 6.98 acres
- B. **MOST RECENT CERTIFICATE OF OCCUPANCY (date & description):** N/A
- C. **DESCRIPTION OF EXISTING STRUCTURES:** Town Highway Department garage and maintenance building along with asphalt parking area and outdoor materials storage
- D. **DESCRIPTION OF PROPOSED STRUCTURES:** A new 120' AGL stealth monopole containing eight (8) interior-mounted panel antennas, a 10' X 17' (170 sq. ft.) concrete pad, an emergency propane generator with a 250 gallon tank, all to be situated in a 1,353 sq. ft. fenced-in compound along with a new gravel access road, lighting and re-vegetation.
- E. **EXISTING & PROPOSED LOT COVERAGE:** 9%, 9%
- F. **EXISTING & PROPOSED TOTAL COVERAGE:** 25.5%, 27.9%
- H. **HEIGHT OF PROPOSED STRUCTURES:**
 - 1. **HEIGHT OF SUPPORT STRUCTURE:** 120' AGL
 - 2. **BASE OF ANTENNA OR DEVICE:** ~105 (varying)' AGL
 - 3. **TOP OF ANTENNA OR DEVICE:** 117' AGL
- I. **NUMBER OF EXISTING PARKING SPACES:** Information not provided
- J. **NUMBER OF PARKING SPACES REQUIRED:** To be determined
- K. **TOTAL PARKING SPACES PROVIDED:** 1
- L. **VARIANCES REQUIRED:** See issues for discussion
- M. **DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion
- N. **NUMBER OF ACCESS POINTS:** One
- O. **IS SIGHT DISTANCE ACCEPTABLE?** To be determined (existing, no change)
- P. **ARE THERE OTHER CARRIERS USING THIS SITE:** No
If yes, who are they? N/A
- V. **DOES PROP. FACILITY COMPLY WITH FCC STANDARDS?** Yes, as per submitted RF engineer's report

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)

See issues for discussion below

4. SITE ANALYSIS:

- A. SOIL TYPE:** GP: Gravel Pits, CpC: Carver and Plymouth sands 3 – 15% slopes
- B. FLOOD HAZARD ZONE:** X
- C. DESCRIPTION OF VEGETATION:** Mostly mixed deciduous and coniferous representative of the South Fork Pine Barrens
- D. RANGE OF ELEVATIONS:** ~10’ – 30’ AMSL
- E. NATURE OF SLOPES:** Mostly flat but with some hills
- F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** Freshwater (See issues for discussion)
- G. SETBACK FROM ANY WETLAND OR WATER BODY:** See issues for discussion
- H. ARE THERE TRAILS ON SITE?** No
- I. DEPTH TO WATER TABLE:** 15’ at the project site
- J. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
- K. IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	Yes
South Fork Special Groundwater Protection Area	Yes
Town Overlay District	WROD

Other Background Information:

Application has been made for a new personal wireless service facility consisting of a new 120’ AGL stealth monopole containing eight (8) interior-mounted panel antennas, a 10’ X 17’ (170 sq. ft.) concrete pad with a canopy to situate electrical equipment on, an emergency propane generator with a 250 gallon tank, all to be situated in a 1,353 sq. ft. fenced-in compound along with a new gravel access road, lighting and re-vegetation.

The subject parcel is situated in Wainscott and is zoned A5: Residence with a Water Recharge Overlay District (WROD) designation. It is owned by the Town of East Hampton and contains maintenance and storage facilities of the East Hampton Town Highway Department. The property is also situated in a number of areas unique for groundwater protection including Suffolk County designated Pine Barrens and the South Fork Special Groundwater Protection Area. There are expansive areas of freshwater wetlands to the immediate west and partially on the subject parcel.

Issues for Discussion:

SEQRA

Pursuant to SEQRA (NYCRR Part 617.4 (9)) and Chapter 128 of the Town Code the proposed project is an unlisted action. The Planning Department recommends that the Planning Board declare lead agency status.

Special Permit Standards

The Planning Board should review the specific special permit standards for a personal wireless service facility (see below). The following is a summary of standards which the Planning Department feels the Planning Board should focus its review on to determine if the project (as proposed) can meet these standards or if alternative designs need to be employed:

Location Standards:

Section 255-2-90 of the Town Code contains a set of **directory**, not mandatory, location standards.

"A. Opportunity sites. A personal wireless service facility should be located at one of the following opportunity sites:

- (1) Public rights-of-way utility poles, including telephone poles, utility-distribution poles, streetlights and traffic signal stanchions.*
- (2) Religious institutions.*
- (3) Rooftops.*
- (4) Tree masses.*
- (5) Town-owned properties (except designated open space), depending upon siting and design standards.*

B. Avoidance areas. A personal wireless service facility should not be located in the following avoidance areas:

- (1) Open spaces, including:
 - (a) Woodlands.*
 - (b) Wetlands.*
 - (c) Moorlands (dwarf forest).*
 - (d) Meadow/old fields (open or formerly farmed areas).*
 - (e) Downs (prairie).*
 - (f) Duneland/beach.*
 - (g) Farmland (active agriculture).**
- (2) Other areas attendant to water bodies and shorelines*
- (3) Flood-prone areas.*
- (4) Historically and culturally significant resources, including historic sites, historic districts as well as structures.*
- (5) Areas identified in the Scenic Resources Study and Scenic Areas of Statewide Significance, not otherwise classified above."*

The site meets criteria as an opportunity site as it would be within tree masses and is Town-owned. It does not meet any of the avoidance area criteria.

Siting Standards:

Section 255-5-50 of the Town Code contains a set of **directory**, not mandatory, siting standards. It appears that the facility will not meet a number of these standards, most notably:

“To the greatest extent possible, personal wireless service facilities should be concealed within existing structures or where camouflaged conditions surround them, or on inconspicuous mounts.”

“Placement within trees should be encouraged, but no antennas should extend higher than 10 feet above the average tree height.”

Although within a heavily wooded area and a stealth monopole design, which the Planning Board has encouraged, the tower would protrude roughly 60’ above the tree line and the visual analysis indicates that it would be visible year-round from numerous locations.

A Visual Assessment prepared by APT Engineering has been received. A balloon-float and field reconnaissance were performed on March 12, 2020 and used to create visual renderings. Renderings for 21 different locations in the surrounding area have been provided. Additionally, the document identifies which locations where the tower would not be visible, which would be seasonally visible and would be visible year-round. Places identified as locations where the tower would potentially be seen seasonally or year-round include:

- Town Highway Department facility on the subject parcel (year-round)
- Town recreational facility and playing fields to the north on Stephen Hands Path (year-round)
- Stephen Hands Path (year-round)
- Montauk Highway (both year-round and seasonally)
- Huckleberry Lane (both year-round and seasonally)

The Board should discuss at this time whether or not any additional information pertaining to the visibility of the proposed site is required at this time.

Alternatives:

Section 255-5-50 of the Town Code requires that where the applicant has not submitted any alternative options, the Planning Department prepare (at least) two (2) alternatives to the proposed project and rank them in order of preference:

- Option 1: Propose multiple shorter stealth monopoles throughout the subject parcel or also one or more on one of the neighboring Town-owned lots. Including providing greater distance and screening from Montauk Highway.

- Option 2: Shorten the height of the tower in the proposed location to reduce its visibility.

Protection of Freshwater Wetlands

There is an expansive freshwater wetland to the immediate west and east of the property. The plans have illustrated a wetland boundary which was not established by the Town. Based on this wetland line, it appears that no relief would be required from the Zoning Board of Appeals (ZBA) for the facility itself. However, all wetland boundaries must be established through a lot inspection performed by the Planning Department. The last lot inspection occurred in 1999 and needs to be updated. The applicants have applied for a new lot inspection.

A utility trench would be within Natural Resources Special Permit (NRSP) jurisdiction of the wetlands to the east and the clearing for the trench will require an NRSP. The applicants propose to re-vegetate any areas cleared for the trench with a mixture of native trees and shrubs including various species of Oaks and Pitch Pine (*Pinus rigida*) with among others huckleberry (*Gaylussacia baccata*) as an understory.

Protection of Groundwater

As noted above the parcel is situated in multiple special groundwater protections areas. However, the applicants are not proposing any generated sanitary flow and the facility itself would have a relatively small footprint of additional structures that could produce stormwater run-off. Additionally, the applicants propose a propane tank and generator as opposed to any liquid fuels.

The submitted plans do not appear to provide the required depth of the footing for the tower. Although test hole data was not provided the application states that there is a roughly 15' depth to groundwater. A concrete footing should not have an adverse impact on groundwater but these items (accurate depth to groundwater and the footing size) should be clarified.

Emergency Services Communications

The proposed stealth monopole design does not allow for Town emergency services equipment as per the East Hampton Police Department's Communication Technician.

Lighting

Four (4) light fixtures are proposed. These fixtures meet the Planning Board's Guidelines for Exterior Lighting with regard to initial lumen levels. However, they are a flood light design which the Board has prohibited. Additionally, little information has been provided and the following should be provided on a lighting plan:

- A "4-hour timer" is proposed as the control method. The applicants should clarify exactly how this works (i.e. will it be on everyday or is this a failsafe in case a technician does not turn off the lights before leaving the site?)
- Color temperature has not been provided. It cannot exceed 3000 Kelvin.
- Footcandle measurements should be provided.

Cell Service Coverage

Although the Town Code currently directs the Board to apply its special permit standards without regard to a carrier's coverage needs in a number of specific standards, as the Board knows from recent applications, Federal Laws require that if a coverage gap can be demonstrated, the proposed structure should be approved provided it is the least intrusive means of remedying that coverage gap. The applicants have submitted an RF report (prepared by C Squared Systems, LLC dated March 30, 2020) which demonstrates a significant coverage gap.

Time Limitations

As per the Town Attorney's Office, it appears that under applicable Federal Law, the time limitation for the Board to render a decision on this application is August 31, 2020.

Structural Analysis

The applicants have submitted a structural engineer's letter from APT Engineering dated April 1, 2020. This memo states that the monopole will be designed to meet applicable wind loading standards.

Radio Frequency Engineer's Report

An RF Engineer's report prepared by Pinnacle Telecom Group dated May 10, 2019 has been submitted. It appears that the proposed modification to the facility will meet all applicable Federal Communications Commission (FCC) guidelines.

Federal Communications Commission (FCC)

It appears that the facility has already obtained FCC approval.

Federal Aviation Administration (FAA)

Based upon conversations with the East Hampton Police Department's (EHPD) Communications Technician that the facility has received approval from the FAA. The EHPD has been in contact with the Airport Manager.

Required Referrals

Village of East Hampton: The subject parcel abuts the boundary of the Village of East Hampton and the proposed facility is within 500' of this boundary.

Suffolk County Planning Commission: The application requires referral to the Suffolk County Planning Commission as it is within 500' of a State highway and within the Suffolk County Pine Barrens.

Conclusion

In conclusion, the Planning Department finds that the proposed new monopole may present a potential significant adverse impact to aesthetic resources and community character under SEQRA. This is primarily due to its year-round and seasonal visibility (as per the applicant's submitted Visual Assessment) from a residential neighborhood to the

east (Huckleberry Lane) as well as from Montauk Highway. This portion of Montauk Highway is the most heavily trafficked in the Town of East Hampton.

The Board should determine if it needs any additional information at this time including any visualizations from additional locations. This would include along Montauk Highway and adjacent residential neighborhoods including those adjacent to Huckleberry Lane (to the northeast), the areas adjacent to Georgica Pond (to the south) and Georgica Woods Lane (to the west).

The Board should also discuss at this initial stage whether to encourage the applicants to pursue alternative locations on or off the subject parcel, as well as to lower the proposed height for the stealth monopole. The Board should ultimately verify this with Counsel, but it appears based on Federal laws that requests for new personal wireless service facilities such as the one currently proposed should be approved, provided it is the least intrusive means of remedying a service coverage gap.

It is recommended by the Planning Department that the Board focus its deliberations on what is needed to determine whether or not the project, as currently proposed, is the least intrusive means of remedying a service coverage gap while also considering all applicable standards of the East Hampton Town Code.

ES

Planning Board Consensus

Declare lead agency?

Additional comments: _____

Should the additional information regarding the proposed lighting be submitted?

Additional comments: _____

Is any additional information regarding the potential visibility of the proposed monopole from additional locations required at this time?

Additional comments: _____

Would the Board prefer the applicants pursue one or more of the alternatives offered by the Planning Department?

Additional comments: _____

Section 255-5-40 General Special Permit Standards

No special permit shall be granted unless the issuing board shall specifically find and determine that:

A. Nature of use. The use proposed will be in harmony with and promote the general purposes of this chapter as the same are set forth in § 255-1-11 hereof.

B. Lot area. The lot area is sufficient, appropriate and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

C. Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties, particularly where they are in a different district.

D. Compatibility. The site of the proposed use is a suitable one for the location of such a use in the Town, and, if sited at that location, the proposed use will in fact be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.

E. Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater recreational area or other place of public assembly.

F. Use definition. The proposed use conforms to the Town Code definition of the special permit use where such definition exists or with the generally accepted definition of such use where no definition is included in the Code.

G. Circulation. Access facilities are adequate for the estimated traffic generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street and not within 75 feet of the intersection of street lines at a street intersection, except under unusual circumstances.

H. Parking. There is room for creation of off-street parking and truck loading spaces at least in the number required by the applicable provisions of this chapter, but in any case adequate for the actual anticipated number of occupants of the proposed use, whether employees, patrons and visitors; and, further, that the layout of the spaces and related facilities can be made convenient and conducive to safe operation.

I. Buffering and screening. Adequate buffer yards and screening can and will be provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

J. Runoff and waste. Adequate provision can and will be made for the collection and disposal of stormwater runoff, sewage, refuse and other liquid, solid or gaseous waste which the proposed use will generate.

K. Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems or processes and without significant negative impact to groundwater and surface waters on and off the site.

L. Compliance with other laws. The proposed use can and will comply with all provisions of this chapter and of the Code, including Chapters 180 and 185 thereof, which are applicable to it, and can meet every other applicable federal, state, county and local law, ordinance, rule or regulation.

M. Conformity with other standards. The proposed use can and will meet all of the general standards for special permit uses in particular districts set forth in § 255-5-45 and also meets all of the specific standards and incorporates all of the specific safeguards required of the particular use, if any, by § 255-5-50.

Section 255-5-50 PERSONAL WIRELESS SERVICE FACILITIES

All personal wireless service facilities shall require a special permit and shall be reviewed pursuant to the following standards or make provisions for the following requirements:

- (1) Location standards, as set forth in § 255-2-90 of this chapter.
- (2) Siting standards. Personal wireless service facilities should meet the following siting standards. These standards are directory, not mandatory.
 - (a) To the greatest extent possible, personal wireless service facilities should be concealed within existing structures or where camouflaged conditions surround them, or on inconspicuous mounts.
 - (b) Placement within trees should be encouraged, but no antennas should extend higher than 10 feet above the average tree height.
 - (c) Placement on existing roofs or non-wireless structures should be favored over ground-mounted personal wireless service facilities.
 - (d) Roof-mounted personal wireless service facilities should not project more than 10 additional feet above the height of a legal building, but in no way above the height limit of the zoning district within which the personal wireless service facility is located.

(e) Side-mounted personal wireless service facilities should not project more than 20 inches from the face of the mounting structure.

(f) These standards apply regardless of RF engineering considerations.

(3) Design standards. Personal wireless service facilities should meet the following design standards. These standards are directory, not mandatory.

(a) Color. All personal wireless service facilities should be painted or complementary with natural tones (including trees and sky).

(b) Size. The silhouette of the personal wireless service facility should be reduced to the minimum visual impact.

(c) Personal wireless service facilities near residences should either:

[1] Provide underground vaults for equipment shelters; or

[2] Place equipment shelters within enclosed structures approved by the Town of East Hampton.

(d) Equipment. The following types of equipment should be discouraged:

[1] Roof-mounted monopoles, lattice towers or guyed towers.

[2] Ground-mounted lattice towers.

[3] Ground-mounted guyed towers.

(e) Height should be kept to a minimum.

[1] Heights of personal wireless service facilities should be no higher than the height of the uppermost height of nearby buildings (within 300 horizontal feet when measured along the ground) of the proposed personal wireless service facility, regardless of prevailing height limits in the zoning district.

[Amended 12-5-2003 by L.L. No. 40-2003]

[2] In the event there are no nearby buildings (within 300 horizontal feet when measured on the ground) of the proposed site of the personal wireless service facility the following should apply:

All ground-mounted personal wireless service facilities (including the security barrier) should be surrounded by nearby dense tree growth for a radius of 20 horizontal feet (when trunk center lines are measured on the ground) from the personal wireless service facility in any direction. These trees can be existing on

the subject property or installed to meet the twenty-foot requirement as part of the proposed personal wireless service facility or they can be a combination of both.

Ground-mounted personal wireless service facilities should not project more than 10 feet above the average tree height.

(f) These standards apply regardless of RF engineering considerations.

(4) Safety standards. Personal wireless service facilities should meet the following safety standards. These standards are directory, not mandatory.

(a) Hurricane and tornado design standards should be those of the local building codes used in the Town of East Hampton or EIA-TIA 22 (latest version), whichever is stricter.

(b) Roof mounts on buildings should have railings to protect workers.

(5) Fall zone and setback requirements.

(a) Fall zone.

[1] No habitable structure or outdoor area where people congregate should be within a fall zone of two times the height of the personal wireless service facility or its mount.

[2] No adjoining property line may be within the fall zone of a radius equal to the height of the personal wireless service facility or its mount.

(b) Setback.

[1] All personal wireless service facilities, including mounts and equipment shelters, shall comply with the minimum setback requirements of the applicable zoning district as set forth in the Town of East Hampton Zoning Code, depending upon whether any structure is considered a primary use or an accessory use.

[2] The antenna array for an attached personal wireless service facility is exempt from the setback requirements of this section and from the setback for the zoning district in which they are located, provided that no such antenna array shall extend more than five feet horizontally from the attachment structure at the point of attachment.

[3] On parcels with a principal building housing a primary use, all components of the personal wireless service facility shall be located behind the main building line.

[4] No portion of any personal wireless service facility shall project into a required setback more than the maximum projection permitted in the zoning district in which the facilities are located.

(6) Alternatives analysis and comparison.

(a) Each application for a personal wireless service facility should also contain at least two alternatives that differ from the personal wireless service facility proposed in the application.

(b) The alternatives need not be totally different from the proposed personal wireless service facility; however, the alternatives should contain measurable differences, such as:

[1] Height. An alternative can be identical to the proposed personal wireless service facility except to be for a shorter height.

[2] Number. An alternative could be for two or more personal wireless service facilities that are shorter than the proposed personal wireless service facility.

[3] Location. An alternative could be located on a different property than the proposed personal wireless service facility.

[4] Siting. An alternative could be in a different place on the same property as the proposed personal wireless service facility.

[5] Design. An alternative could be of the same height, location and siting as the proposed personal wireless service facility, but be designed to appear differently.

(c) Submittal requirements for alternatives. The materials submitted for each alternative should show only the differences between each of the alternatives and the proposed personal wireless service facility.

(d) Department of Planning provision of alternatives.

[1] If the applicant has not submitted two alternatives, the Town of East Hampton Department of Planning staff shall prepare at least two alternatives.

[2] If the applicant has submitted two or more alternatives, the Town of East Hampton Department of Planning staff shall prepare at least one alternative.

(e) Comparison of proposed personal wireless service facility and alternatives. The Town of East Hampton Department of Planning staff shall compare the proposed personal wireless service facility to the alternatives on the basis of the following:

[1] Change in community scale, as exhibited in relative height, mass or proportion of the personal wireless service facility within its proposed surroundings.

[2] New visible elements proposed on a contrasting background.

[3] Different colors and textures proposed against a contrasting background.

[4] Use of materials that are foreign to the existing built environment.

[5] Conservation of opportunities to maintain community scale, not compromising buffering areas and low-lying buildings so as to start a trend away from the existing community scale.

[6] Amount and diversity of landscaping and/or natural vegetation.

[7] Preservation of view corridors, vistas, and viewsheds.

[8] Continuation of existing colors, textures and materials.

(f) Ranking of proposed personal wireless service facility and alternatives. The Town of East Hampton Department of Planning staff shall rank the proposed personal wireless service facility and each alternative based on the criteria listed in Subsection 255-5-50(6)(e) above. The ranking of the proposed personal wireless service facility and each alternative shall be submitted to the Planning Board along with each application for review by the Planning Board. The Planning Board shall consider the alternatives along with the proposed personal wireless service facility.

(7) Radio frequency radiation emissions.

(a) FCC Guidelines. A statement certifying that as proposed, the personal wireless service facility complies with the FCC Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (FCC Guidelines) concerning radio frequency radiation and emissions shall be provided at the time of final site plan review, or building permit application for facilities not requiring site plan review.

(b) No contravention of FCC Guidelines. A personal wireless service facility that meets the FCC Guidelines shall not be conditioned or denied on the basis of radio frequency impacts.

(8) Noise.

(a) No equipment shall be operated at a personal wireless service facility so as to produce noise in excess of the applicable noise

standards under § 255-1-90, except for emergency situations requiring the use of a backup generator, where the noise standards may be exceeded on a temporary basis until such emergency has passed.

Section 255-2-90 Location Standards

The approval of personal wireless service facilities shall be subject to meeting or exceeding the following standards:

A. Opportunity sites. A personal wireless service facility should be located at one of the following opportunity sites:

- (1) Public rights-of-way utility poles, including telephone poles, utility-distribution poles, streetlights and traffic signal stanchions.
- (2) Religious institutions.
- (3) Rooftops.
- (4) Tree masses.
- (5) Town-owned properties (except designated open space), depending upon siting and design standards.

B. Avoidance areas. A personal wireless service facility should not be located in the following avoidance areas:

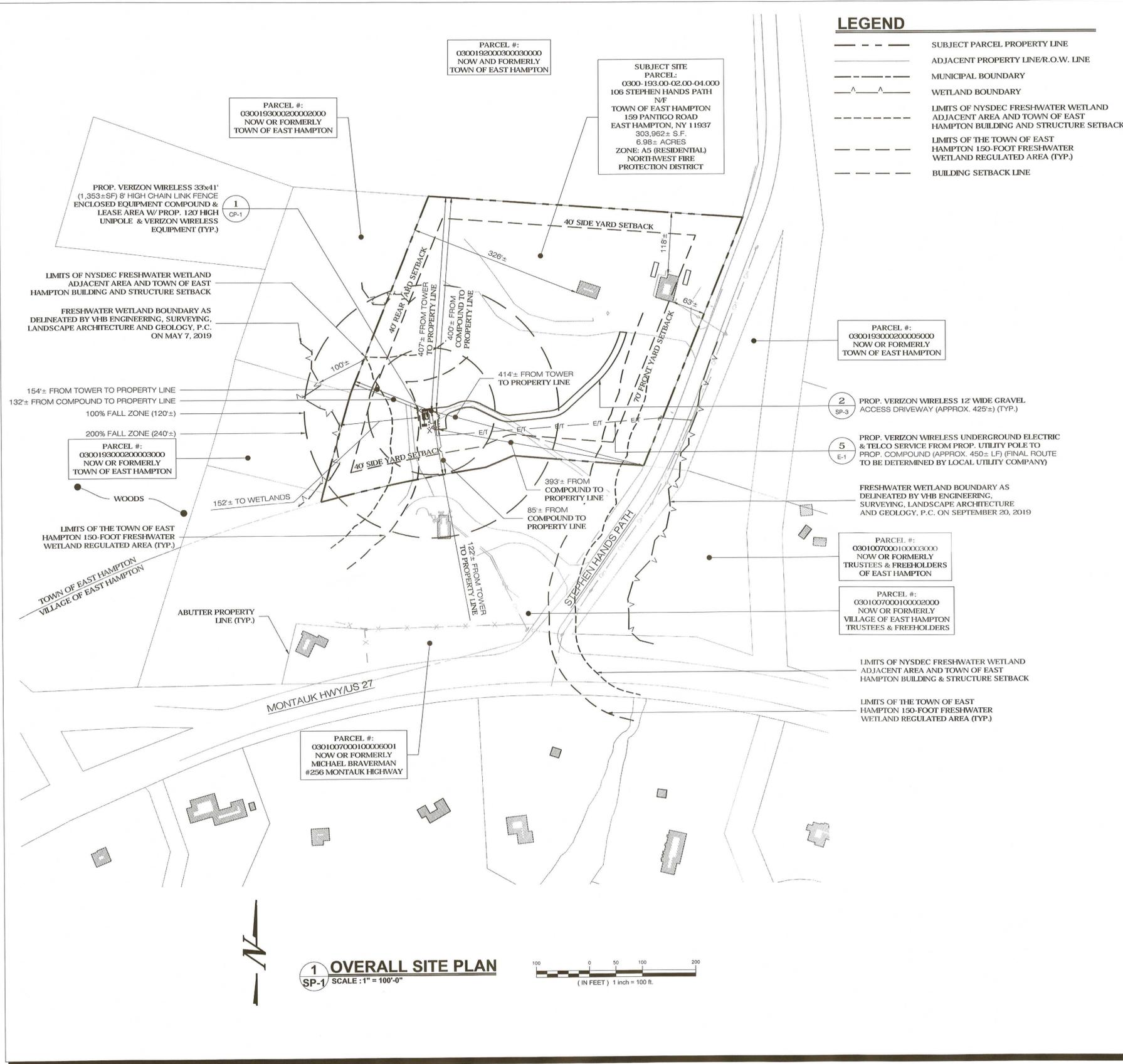
- (1) Open spaces, including:
 - (a) Woodlands.
 - (b) Wetlands.
 - (c) Moorlands (dwarf forest).
 - (d) Meadow/old fields (open or formerly farmed areas).
 - (e) Downs (prairie).
 - (f) Duneland/beach.
 - (g) Farmland (active agriculture).
- (2) Other areas attendant to water bodies and shorelines.
- (3) Flood-prone areas.
- (4) Historically and culturally significant resources, including historic sites, historic districts as well as structures.
- (5) Areas identified in the Scenic Resources Study and Scenic Areas of Statewide Significance, not otherwise classified above.

C. These location standards shall be considered directory but not mandatory. Interpretation of opportunity sites and avoidance areas shall be based on the

Town of East Hampton Department of Planning maps or aerial photographs provided by the applicant.

D. Personal wireless service facilities may also be permitted in areas that are not opportunity sites subject to the siting, design and safety standards in § 255-5-50 and permitted in avoidance areas subject to the siting, design and safety standards in § 255-5-50.

E. These standards apply regardless of radio frequency (RF) engineering considerations.



LEGEND

- SUBJECT PARCEL PROPERTY LINE
- ADJACENT PROPERTY LINE/R.O.W. LINE
- MUNICIPAL BOUNDARY
- WETLAND BOUNDARY
- LIMITS OF NYSDEC FRESHWATER WETLAND ADJACENT AREA AND TOWN OF EAST HAMPTON BUILDING AND STRUCTURE SETBACK
- LIMITS OF THE TOWN OF EAST HAMPTON 150-FOOT FRESHWATER WETLAND REGULATED AREA (TYP.)
- BUILDING SETBACK LINE

ZONING TABLE: EAST HAMPTON ZONING DISTRICT RESIDENTIAL A5

ITEM:	REQUIRED	EXISTING	PROPOSED
MAX. HEIGHT (FT)	25	18±	120
MIN. LOT AREA (SF)	200,000	303,962±	NC
MIN. LOT WIDTH (FT)	250	480±	NC
MIN. FRONT YARD ACCESSORY SETBACK (FT)	70	63±*	393±
MIN. SIDE YARD ACCESSORY SETBACK (FT)	40	118±	85±/400±
MIN. REAR YARD ACCESSORY SETBACK (FT)	40	326±	132±
MAX. BUILDING COVERAGE	7%	0.9%	NC
MAX. TOTAL LOT COVERAGE	25%/80,000SF	25.5%*	27.9% (85,000± SF)

NA = NOT APPLICABLE NC = NO CHANGE
 * EXISTING DIMENSIONAL NON-CONFORMITY

4 CENTEROCK ROAD
WEST NYACK, NY 10994

APT ENGINEERING

567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	04/15/19	FOR REVIEW: RCB
1	05/08/19	ATTORNEY REVISIONS: RCB
2	07/17/19	ATTORNEY REVISIONS: RCB
3	03/06/20	REVISED LAYOUT: RCB
4	03/12/20	ATTORNEY REVISIONS: RCB
5	03/19/20	ATTORNEY REVISIONS: RCB
6	03/30/20	ATTORNEY REVISIONS: RCB

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 567 VAUXHAUL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: TOWN OF EAST HAMPTON
ADDRESS: 159 PANTIGO ROAD
EAST HAMPTON, NY 11937

NOTE:
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

VERIZON WIRELESS AT "WAINSCOTT 3"

SITE	106 STEPHEN HANDS PATH ADDRESS: WAINSCOTT, NY 11937
APT FILING NUMBER:	NY141NB3300
PROJECT CODE:	20171584246
LOCATION CODE:	446966
VZ CM:	OZ
DATE:	04/15/19
DRAWN BY:	ELZ
CHECKED BY:	RCB

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
SP-1

1 OVERALL SITE PLAN
SCALE: 1" = 100'-0"

(IN FEET) 1 inch = 100 ft.

RECEIVED
APR 3 2020
PLANNING DEPARTMENT