

1. June 10, 2020 Agenda

Documents:

[0610.PDF](#)

2. Site Plan Review - Blue Line Coffee

Documents:

[BLUE LINE COFFEE SP12960920200529115746.PDF](#)

3. Site Plan Review - 180 SB, LLC

Documents:

[180 SB LLC12993520200605142632.PDF](#)

4. Public Hearing - 224 And 228 Springs Fireplace Road LLC

Documents:

[224 AND 228 SPRINGS FIREPLACE ROAD LLC III.PDF](#)
[224 228 PLANNING COLOR MAP 823.PDF](#)
[224 228 DOC12462220200212114536.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

June 10, 2020

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

224 and 228 Springs Fireplace LLC Site Plan/Special Permit

McCobb/East Hampton

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
June 10, 2020**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

Blue Line Coffee
180 SB LLC

Calder-Piedmonte/Wu/Montauk
Cortese/Mubassirah/East Hampton

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

OLD FILED MAPS:



TOWN OF EAST HAMPTON

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Director

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SITE PLAN/SPECIAL PERMIT EVALUATION

Blue Line Coffee
SCTM#300-049-4-2
App#: 0520200010

Prepared by: Marco Wu, Planner *MW JP*

Date: 03/12/2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED: Following Received (03/03/2020)

- Site Plan/Special Permit Application
- Land Survey dated (02/27/2020) prepared by Jeffrey W. Haderer of Twin Forks Land Surveying
- Site Plan dated (02/24/2020) prepared by John F. Barylski, PE

B. DATE SUBMITTED: March 3rd, 2020

C. OWNER: Gabrielle Constanzo/Long

D. APPLICANT/AGENT: Paul Davis

E. SCHOOL DISTRICT: Montauk

F. STREET NAME: 786 Montauk Highway

G. TYPE OF STREET: State

H. ZONING DISTRICT: CB: Central Business

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: Architecture Review Board, Office of Fire Prevention

2. DESCRIPTION OF PROJECT

A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE: Retail

B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE: 1st Floor Retail,
2nd Floor Apartment

C. ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE? Retail: Permitted

D. AREA OF PARCEL (SQUARE FEET): 3,551 sq. ft.

E. MOST RECENT CERTIFICATE OF OCCUPANCY: 2/1/16 – C.O.

31093 (12693, 44624) – JOHN W. KRONUCH – TWO-STORY, MASONARY, “TYPE M” BUILDING WITH RETAIL ON FIRST FLOOR, ONE (3) THREE BEDROOM APARTMENT HAVING ONE KITCHEN ONLY ON SECOND FLOOR AND ONE STORY GARAGE ALL ERECTED PRIOR TO THE ADOPTION OF ZONING.

7/20/18 - C.O 33984 (66180) - SHAMU LLC - NEW SIX FOOT AND EIGHT INCH BY THREE FOOT DOOR AND CHANGE TWO (2) EXISTING WINDOWS INTO ONE LARGE WINDOW FOUR FEET AND FIVE AND A HALF INCHES BY FOUR FEET AND FIVE AND A HALF INCHES. (SCANNED)

- F. DESCRIPTION OF EXISTING STRUCTURES:** Commercial Building with Living Space; Two retail store on the 1st floor (2,747 sq. ft.), Apartment on the 2nd floor and Storage area on the Basement of (460) sq. Ft.
- G. DESCRIPTION OF PROPOSED STRUCTURES:** N/A
- H. EXISTING & PROPOSED LOT COVERAGE:**
Existing: 2,747 sq. ft. (77.4%), Proposed: N/A
- I. EXISTING & PROPOSED TOTAL COVERAGE:**
Existing: 2,014 sq. ft. (56.7%), Proposed: N/A
- J. HEIGHT OF PROPOSED STRUCTURES:** N/A
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
- L. NUMBER OF EXISTING PARKING SPACES:** Two
- M. NUMBER OF PARKING SPACES REQUIRED:** See issues for discussion
- N. TOTAL PARKING SPACES PROVIDED:** See issues for discussion
- O. VARIANCES REQUIRED:** See issues for discussion
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion
- Q. DISTANCE TO PUBLIC WATER:** Roughly 75 ft.
- R. SOURCE OF WATER SUPPLY:** Public
- S. TYPE OF SANITARY SYSTEM:** See issues for discussion
- T. ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:**
None are depicted
- U. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** See issues for discussion
- V. NUMBER OF ACCESS POINTS:** Six (6) one of which is a sliding door
- W. IS SIGHT DISTANCE ACCEPTABLE?** Yes
- X. IS THE PROPOSAL ADA COMPLIANT?** See issues below

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

- Existing Basement Storage Floor Plan
- Existing North & West Elevation Plan
- Proposed North & West Elevation Plan
- Lighting Plan
- Landscape Plan
- Sanitary Plan

4. **SITE ANALYSIS:**
- A. **SOIL TYPE:** BgA
 - B. **FLOOD HAZARD ZONE:** Zone X
 - C. **DESCRIPTION OF VEGETATION:** Cleared
 - D. **RANGE OF ELEVATIONS:** (19)
 - E. **NATURE OF SLOPES:** Flat
 - F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A
 - G. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
 - H. **ARE THERE TRAILS ON SITE?** No
 - I. **DEPTH TO WATER TABLE:** N/A
 - J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
 - K. **AGRICULTURAL DATA STATEMENT REQUIRED:**
 - L. **IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	Yes
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	No

Other Background Information:

Site plan application has been made to construct an additional (312) sq. ft. of retail space via repurposing half of the building's one story garage. The project proposes a walkup ATM, a new façade with sliding windows, sliding window doors, new awnings, and light fixtures on the Eastern side, 3 new light wells, a redesigned basement with 3 storage rooms, an aluminum fence with an access door along the western side, and new garage doors on the Southern side. The intended use of the expanded retail space is to sell and rent scooters and watersports accessories. The site is located in downtown Montauk in a Central Business zoning district. The site predates the implementation of Chapter 255 of Zoning adopted 1984 and is considered a nonconforming lot. It is worth noting that the existing building coverage is 2,014 sq. ft. (56.7%) whereas the allowable building coverage is 1,776 sq. ft. (50%) for Central Business zoning. No additional building coverage is proposed.



786 Montauk Hwy (Northern Side)



786 Montauk Hwy (Eastern Side)



786 Montauk Hwy (Southern Side)- sidewalk in right of way

Issue: Floor Plans

Certain floorplans were not submitted yet at the time of review. It is recommended that the applicant submit existing basement floorplans, and North/East facing elevation plans.

Clarification will be required for the proposed pedestrian doors that shown on the floor plans as being within the new garage doors. An elevation drawing of this side of the building may help clarify this.

The proposed floor plan for the first floor appears to be a hybrid of both the first and second floor and not to clearly show all the uses on either the first or second floor. Floorplan drawings appear to indicate that the second floor contains existing retail space. However, according to the latest C.O. (Certificate of Occupancy), the building is to have an existing apartment on the second floor, a first floor retail, and a 1 story garage. A floor plan of the proposed uses for each floor including the square footage of each use should be provided.

The first floor plan indicates that part of the existing garage will remain. The applicant should clarify how this portion of the garage will be utilized.

In the site plan dated October 26, 2015 prepared by Twin Forks Land Surveying, the plans indicate a proposed awning along the Northern side. It is noted that the awnings have already been installed and were approved by the ARB.

Fire Marshall Comments: ADA

The applicant's Floor Plan requires clarification regarding the three newly proposed entrances, two in the garage doors, and the sliding glass door along the Eastern side. Chief Fire Marshall David Browne has noted that under the NYS Building code, at least (60%) of all public entrances shall be accessible. The Chief Fire Marshall has also noted

that the plans depicted 3 new entry doors do not appear to be handicapped accessible. Should the applicant submit details demonstrating the entrances are ADA accessible, they will gain ADA compliance.

Issue: Parking

The site plan indicates that there are two existing parking spaces on the lot. The lot currently has insufficient parking given the square footage of its retail space, and apartment. Under 255-11-45 of the Town Code, a minimum of 1 space per 180 sq. ft. of retail space, and a minimum of 1 space for the apartment are required. The proposed conversion of the garage to retail space reduces the amount of parking available on the site. The increase of 312 sq. ft. in retail space will require an additional 2 parking spaces. It does not appear that the applicant can utilize fees in lieu of parking (\$15,000 per parking space) as it cannot be demonstrated that a design for two additional spaces that meet the standard requirements can fit within site. Therefore, a variance from the Zoning Board of Appeals would be necessary.

Lighting

Introductory lighting pictures have been submitted in the application. However, no specific lighting details from the manufacturer were submitted as required by the Planning Board. It is recommended that the applicant submit manufacturer's lighting specification sheets and a key to the lighting plan that provides lumen levels, Kelvin levels, mounting height, and type of housing, from the manufacturer of their lighting proposals. Hours of operation of exterior lighting should also be included.

Landscaping

No existing or proposed landscaping plans have been submitted in the application at the time of submission. It is worth noting that an existing shrub currently resides in front of one of the newly proposed sliding windows. Given the height of the proposed windows and the shrub, it is likely the shrub will be removed. The Planning Department recommends that landscaping be proposed in order to soften the exterior appearance of the building.

Architectural Review Board (ARB)

The proposed project will require the approval of the ARB and an application should be submitted to this agency as soon as possible if the applicants have not already done so. The application has proposed a new façade for their expanded retail space and walk-up ATM along the Eastern side. In addition, proposed sliding glass doors will alter a significance portion of the building's exterior. The new façades will require review from the ARB to ensure appropriate community character.

Sanitary System

No existing or proposed sanitary plans have been submitted for the application at the time of submission. The expanded retail space will increase the sanitary flow on the lot and therefore appears to trigger the requirement for an upgraded sanitary system in following 210-3-2 Subsection B, part (5) of the Town Code.

In addition to the conditions provided for in Subsection A, for all the following circumstances, the sanitary systems installed must be, or the current sanitary system must be upgraded to, a low-nitrogen sanitary system as defined in § 210-1-4:

(5) All nonresidential properties that require site plan review pursuant to § 255-6-30B(2), (4) or (5).

255-6-30 B. (4) Any other activity or land use which increases the occupancy limits of a building or increases site parking requirements.

Given the age of the lot, it's highly likely the sanitary system is not a low-nitrogen septic system. It is noted that there is limited space in which to locate a new low-nitrogen septic system. Existing and proposed sanitary flow calculations based on the square footage of the various uses and the existing and proposed sanitary system need to be depicted on the site plan.

Suffolk County Department of Health Services (SCDHS)

The application has indicated that roughly half of the 1-story garage will be used in the proposal for expanded retail. The expanded retail space will increase the sanitary flow of the lot which will require additional 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 already done so.

SEQRA

The project is a (Type II) Action pursuant to SEQRA and Chapter 128 of the Town Code.

Title of Plans

None of the plans submitted contain the title of the project. Revised plans that provide this information need to be submitted. All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Planning Board Consensus

Should the applicant provide floorplans for the existing basement and proposed first and second floors, and the existing and proposed North/East facing elevation plans?

Additional comments: _____

Should the applicant address the lack of ADA access from the proposed entrances along the South and East?

Additional comments: _____

Should the applicant propose landscaping for the site?

Additional comments: _____

Should the applicant provide parking calculations on the site plan?

Additional comments: _____

Should the applicant submit existing and proposed sanitary system details and flow calculations for their proposal?

Additional comments: _____

Should the applicant submit lighting plans with details as described above.

Additional comments: _____

Should the applicant revise the plans to reflect the title of the site plan?

Additional comments: _____

Additional Board Comments:



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SITE PLAN/SPECIAL PERMIT EVALUATION 180 SB LLC Minor Site Plan SCTM#300-74-5-30.5

Prepared by: Fabiha Mubassirah, Planner *F.A.M.*
Date: June 03, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

- Environment Assessment Short Form Part 1 (EAF)
- Site Plan Map prepared by George Walbridge Surveyors, P.C. dated January 8, 2020
- Subject Covenant filed on June 11, 2003
- Covenants & Restrictions and Easements
- Stage 1 Report prepared by Tracker Archeology, Inc., dated February, 2020.
- Site Plan Map prepared by George Walbridge Surveyors, P.C. revised May 11, 2020.
- Revegetation Plan prepared by LaGuardia Design Group Landscape Architecture, dated May 7, 2020.

B. DATE SUBMITTED: January 21, 2020; Stage 1 Report submitted on March 24, 2020; Revegetation Plan and Revised Site Map submitted on May 26, 2020

C. OWNER: 180 SB LLC

D. APPLICANT/AGENT: Alice Cooley- Matthews, Kirst & Cooley, PLLC

E. SCHOOL DISTRICT: East Hampton

F. STREET NAME: 180 Springy Banks Road

G. TYPE OF STREET: Town Road

H. ZONING DISTRICT: A2, Harbor Protection Overlay District

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: N/A

2. DESCRIPTION OF PROJECT

- A. **PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE:** Single Family Residence
- B. **EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Single Family Residence
- C. **ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Permitted
- D. **AREA OF PARCEL (SQUARE FEET):** 359,055 square feet to tie line and 192,039 square feet to top of bluff and excluding driveway easement
- E. **MOST RECENT CERTIFICATE OF OCCUPANCY:**
1/16/19- C/O/ 34517 – Anthony D. Duke et als- 2511 sq. ft. first floor, 1873 sq. ft. second floor, frame, one family single family residence having one kitchen only, containing a total of (6) six bedrooms only; 1068 sq. ft. covered porches; 364 sq. ft. screened porch; 100 sq. ft. deck; 1400 sq. ft. in place in kind roof deck; 720 sq. ft. Gunitite swimming pool with proper fencing and patio; tennis court; 192 sq. ft. shed; 144 sq. ft. gazebo; generator.
- F. **DESCRIPTION OF EXISTING STRUCTURES:** See most recent Certificate of Occupancy.
- G. **DESCRIPTION OF PROPOSED STRUCTURES:** Construction of a new single family dwelling outside of natural resource jurisdiction, demolition of existing house, installation of a nitrogen-reducing sanitary system, removal of the pool in the bluff crest setback, construction of a tennis house and improvements to the existing tennis court and drainage structures in the driveway.
- H. **EXISTING & PROPOSED LOT COVERAGE:** N/A
- I. **EXISTING & PROPOSED TOTAL COVERAGE:** N/A
- J. **HEIGHT OF PROPOSED STRUCTURES:** N/A
- K. **NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
- L. **NUMBER OF EXISTING PARKING SPACES:** N/A
- M. **NUMBER OF PARKING SPACES REQUIRED:** N/A
- N. **TOTAL PARKING SPACES PROVIDED:** N/A
- O. **VARIANCES REQUIRED:** No
- P. **DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** N/A
- Q. **DISTANCE TO PUBLIC WATER:** 12” Water Mains on Springy Banks Road
- R. **SOURCE OF WATER SUPPLY:** Public water
- S. **TYPE OF SANITARY SYSTEM:** Individual sanitary system
- T. **ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:** N/A
- U. **DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** N/A
- V. **NUMBER OF ACCESS POINTS:** One
- W. **IS SIGHT DISTANCE ACCEPTABLE?** N/A
- X. **IS THE PROPOSAL ADA COMPLIANT?** N/A

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST

ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED) : Revised revegetation plan and revised clearing calculations with titles that reflect the name of the application

4. SITE ANALYSIS:

- A. SOIL TYPE:** Carver and Plymouth sands, 0 to 3 percent slopes (CpA), Carver and Plymouth sands, 3 to 15 percent slops (CpA).
- B. FLOOD HAZARD ZONE:** X & VE
- C. DESCRIPTION OF VEGETATION:** Existing clearing- 143,095 sq. ft.; pre-existing – 110,715 sq. ft.
- D. RANGE OF ELEVATIONS:** 10'-45'
- E. NATURE OF SLOPES:** level to steeply sloping terrain
- F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** Tidal wetland (Three Mile Harbor)
- G. SETBACK FROM ANY WETLAND OR WATER BODY:** ~130'
- H. ARE THERE TRAILS ON SITE?** Yes
- I. DEPTH TO WATER TABLE:** Not identified
- J. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** Yes
- K. AGRICULTURAL DATA STATEMENT REQUIRED:** No
- L. 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	No

Other Background Information:

The subject property is referred to as Lot 2 of the Minor Subdivision Map of Anthony D. Duke. It is located at 180 Springy Banks Road and is bordered by Three Miles Harbor to the northeast and residential properties on other surrounding sides. The parcel consists of 4.409 acres or 192,039 square feet of lot area. The subject parcel is zoned A5: Residence and within Harbor Protection Overlay District (HPOD). The project area contains level to steeply sloping terrain with well drained soils.

The property was subdivided in 2002 and is subject to Declaration of Covenants and Restrictions (C&R) recorded on June 15, 2002 as a part of the Planning Board's final approval of the Map of Anthony D. Duke. The site plan application is submitted in accordance with the paragraph six (6) of the C&R, which states the following-

"6. Future improvements on Lot No 2 which require the excavation of land, such as construction of house additions which enlarge the footprint of the existing dwelling,

holes and excavated areas to be acceptable and covered the areas as depicted on the site plan as potential areas for excavations.

Findings from the field tests indicate –

- One prehistoric artifact a quartzite tertiary flake was encountered in the gravel parking lot, not in situ.
- No historic artifacts or features were encountered.
- Soils and landscape appeared to have been, at least partially, graded or filled.

Thus according to the archeological report, no further archaeological work is recommended for the remainder of the project area.



Location of shovel tests on site

Clearing

- The paragraph ten (10) of the C&R states that the clearing limit of this property to be 35% as quoted below-
“10. In accordance with the requirements of the Suffolk County Planning Commission, no more than thirty-five percent (35%) of each lot shown on the map may be cleared of its natural vegetation. If more restrictive regulations regarding clearing are imposed in the future by Town Code or other law, the more restrictive regulation shall be applied. All clearing on the lots in the map shall also comply with Town of East Hampton regulations governing properties in the Harbor Protection Overlay District (HPOD).”
- The Certificate of Occupancy of 01/16/19 references a survey dated January 09, 2019 that indicates that the clearing at that time was 110,715 s.f. which exceeds the 35% clearing limit conditioned by the C&R which is 67,213.65 s.f. in area and the permitted clearing under the HPOD regulations.

- A memorandum dated March 3, 2016, revised June 1, 2018 from Lisa D'Andrea, Environmentalist I in the Planning Department, advises that the clearing existing at that time, 110,715 s.f. was consistent with clearing shown on the 1994, 1998, 2001, 2004, 2010 and 2013 aerials and should be considered to be pre-existing, nonconforming.
- The survey submitted with the application, prepared by George Walbridge Surveyors and dated May 11, 2020 indicates that the current clearing is 143,095 s.f.
- A revegetation plan has been submitted for the clearing occurred for the improvements done around the tennis court. The map dated revised on May 11, 2020 depicts an area of 30,745 square feet of understory to be revegetated or allowed to revegetate naturally, reducing clearing to 112,350 s.f. However, this exceeds the clearing depicted on the map referenced in the Certificate of Occupancy of 01/16/19 and the clearing determined to be pre-existing.

Revegetation Plan

The revegetation plan should be revised to reflect the attached Town of East Hampton standards for revegetation and should reflect the native oak forest found in this area, rather than the field and successional species proposed. The plan should also provide for reducing the clearing to that determined to be pre-existing. The title of the map should also be revised to reflect the title of the application.

Map Revisions

The area that will be revegetated to reduce the clearing to that permitted as pre-existing should be indicated on the revised map along with revised clearing calculations. The title of the map should be revised to reflect the title of the application.

Minor Site Plan

The applicant has requested that the Planning Board consider granting the approval of the site plan without a public hearing in accordance with §255-6-45, based on the limited scope of the site plan review of this application and the archeologist's recommendation of no further archeological work, along with the present restrictions in place preventing public gatherings.

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 will not require a variance if the clearing is brought into conformance, additional parking, or approval from the Suffolk County Department of Health.

SEQRA

The project is a Type II Action pursuant to SEQRA and Chapter 128 of the Town Code. It is recommended that the Planning Board request lead agency status for the project.

Title of Plans

The plans submitted to date do not provide the title of the application, 180 SB LLC Minor Site Plan. All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Planning Board Consensus

The Planning Board should discuss if the Stage I Archeological report findings are sufficient and satisfy that the proposed excavations would not have any impact on the archeological remains on the subject lot.

Additional comments: _____

The Board should discuss whether a revised revegetation plan should be submitted.

Additional comments: _____

The Board should advise the applicant whether revised clearing information as discussed above should be depicted on the map.

Additional comments: _____

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

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.

JAN 21 2012

Hampton Town Board has been obtained, the said areas shall be otherwise left in their natural state forever.

5. Lot No 2 of the Minor Subdivision Map of Anthony D. Duke is encumbered by a large lot scenic easement, providing that the said lot may be used for the construction or erection of not more than one (1) single family residence plus accessory buildings and structures, and may never be subdivided.

6. Future improvements on Lot No 2 which require the excavation of land, such as construction of new buildings, construction of house additions which enlarge the footprint of the existing dwelling, installation of new septic system components, etc. shall require site plan review and approval by the Planning Board of the Town of East Hampton. The purpose of said site plan review shall be to insure that any damage to archeological remains on the subject lot are avoided or mitigated.

7. No buildings or structures, except fences, shall be constructed within ten (10) feet of the boundary of any scenic easement or within ten (10) feet of the boundary of the conservation easement on Lot 1.

8. Prior to the commencement of clearing, grading or construction activities on Lots 1 or 3 of the Minor Subdivision of Anthony D. Duke, project-limiting fencing shall be installed along the perimeters of the areas proposed to be cleared. This fencing shall remain in place until all clearing, grading or construction activity on the particular lot or lots

has been completed.

JUL 23 11:00

9. No grading or excavation may be undertaken on any portion of Lot No 1 unless a qualified archaeologist is present on site at the time of such grading or excavation. Prior to the commencement of such grading or excavation, at least forty-eight (48) hours advance notice of the proposed grading or excavation, together with the name and qualifications of the archeologist supervising the work shall be given in writing to the Town Planning Director.

10. In accordance with the requirements of the Suffolk County Planning Commission, no more than thirty-five percent (35%) of each lot shown on the map may be cleared of its natural vegetation. If more restrictive regulations regarding clearing are imposed in the future by Town Code or other law, the more restrictive regulation shall be applied. All clearing on the lots in the map shall also comply with Town of East Hampton regulations governing properties in the Harbor Protection Overlay District (HPOD).

11. In accordance with the requirements of the Suffolk County Planning Commission, no grading of land shall hereafter be permitted within fifty (50) feet of the bluff edge on Lot No 2, except as necessary to control or remedy erosion or to prevent storm water from flowing over the edge of the bluff and provided that all necessary permits are first obtained.

12. All swimming pools hereinafter constructed on the lots shall be set back as far

PLANT SPACING TABLE

Number of of plants needed for an area based on spacing

		Planting area (sqft)							
		500	1,000	2,000	3,000	4,000	5,000	10,000	20,000
Spacing (ft)	1	500	1,000	2,000	3,000	4,000	5,000	10,000	20,000
	1.5	222	444	888	1,333	1,777	2,222	4,444	8,888
	2	125	250	500	750	1,000	1,250	2,500	5,000
	3	55	111	222	333	444	555	1,111	2,222
	4	31	62	125	187	250	312	625	1,250
	5	20	40	80	120	160	200	400	800
	6	13	27	55	83	111	138	277	555
	8	7	15	31	46	62	78	156	312
	9	6	12	24	37	49	61	123	246
	10	5	10	20	30	40	50	100	200
	12	3	6	13	20	27	34	69	138

Plant Type	Size	Planting distance- on center
trees	8-10ft	10 ft
shrubs	3-4 ft	5 ft

1 gallon

4. **Revegetation Details:** The revegetation must consist of a canopy and understory as outlined below. The canopy is required to consist of trees selected from the list below that measuring a minimum of 12' in height (from the base of the trunk to the top of the crown) established on 15' centers (1 per 225 sq. ft.) throughout the area that must be revegetated.

Area of Revegetation (sq. ft.)	/225	= # of trees required
	/225	=

Trees Permitted for Use in Water Recharge Overlay Revegetation Projects:

Common Name	Latin Name	# proposed
American Holly	<i>Ilex opaca</i>	
Black Oak	<i>Quercus velutina</i>	
Pitch Pine	<i>Pinus rigida</i>	
Post Oak	<i>Quercus stellata</i>	
Sassafras	<i>Sassafras albidum</i>	
Scarlet Oak	<i>Quercus coccinea</i>	
Shad	<i>Amelanchier canadenses</i>	
White Pine	<i>Pinus strobus</i>	
Total #		=

Shrubs Permitted for Use in Water Recharge Overlay Revegetation Projects:

The understory must be selected from the shrubs listed below. The minimum size of each shrub must be a one-gallon container. The shrubs must be planted on 3' centers beneath the canopy to a distance of within 5' of each tree within the revegetation area.

Common Name	Latin Name
Bayberry	<i>Myrica pensylvanica</i>
Black Huckleberry	<i>Gaylussacia baccata</i>
Lowbush Blueberry	<i>Vaccinium angustifolia</i>

5. **Inspection requirements:** Please contact the Building Department once the revegetation has been completed. If you have any questions regarding the requirements of the Water Recharge Overlay District, please feel free to call the Building Department at (631)324-4145 or the Planning Department at (631)324-2178.

*****Permitted clearing formulas**

Residence Districts:

Lot Area (sq. ft.)	Maximum Clearing Permitted
Up to and including 39,999 sq. ft.	10,000 sq. ft. or 35% of lot area, whichever is greater
From 40,000 to and including 280,000 sq. ft.	10,000 sq. ft. + (lot area x 12.5%)
Greater than 280,000 sq. ft.	45,000 sq. ft.

Commercial Districts: All lots: 10,000 square feet or 50% of lot area, whichever is greater

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the East Hampton Town Planning Board on Wednesday, June 10, 2020, at 7:00 p.m. or as soon thereafter as this matter may be heard to consider said application. The public hearing will be held 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 comment by telephone by calling 351-888-6331.

A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until July 10, 2020, or within one (1) week of posting of the transcript on the Town's website, whichever is later, for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@ehamptonny.gov and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business on July 10, 2020 or within one (1) week of posting of the transcript on the Town's website, whichever is later.

The public hearing will be held to consider the application of 224 and 228 Springs Fireplace Road, LLC Site Plan approval pursuant to Articles VI of Chapter 255 of the East Hampton Town Code, to create a storage yard for vehicles and equipment over two single and separate lots as well as the establishment of an access easement and landscaping will be considered. The property contains 25,085 square feet (0.576 acre) and is located on the east side of Springs Fireplace Road, East Hampton and is situate in a Commercial Industrial (CI) zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-145-3-8.1, 10.1. Subject application is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code. A Site Plan prepared by George Walbridge Surveyors, P.C., dated revised February 3, 2020; a Drainage and Drainage Plan with Details and Notes (D1) prepared by Edward Armus Engineering, PLLC, dated revised October 22, 2019 are available for inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: May 20, 2020

Samuel Kramer, Chairman

SITE PLAN 224 AND 228 SPRINGS FIREPLACE LLC

LOTS 1-3 INCL, P/O LESTER AVE &
LOTS 47-51, P/O LESTER AVE.

MONTAUK HEIGHTS - SECTION 3

Filed: July 23, 1911 - Map No. 11
SITUATE
SPRINGS FIREPLACE
Town of East Hampton, Suffolk Co., N.Y.

Scale: 1"=20'
Overall Area: 25,085 S.F. or 0.576 Acres
Zoned: CI - Commercial Industrial

Certified To:

224 Springs Fireplace LLC
228 Springs Fireplace LLC

TM 8.1
AREA = 10,150 S.F.
PROPOSED LOT AREA = 8,946 S.F. (EXCL. A.E.)

BUILDING COVERAGE:
ALLOWED = 4,473 S.F.
EXISTING = 0
PROPOSED = 0

TOT. LOT COVERAGE:
ALLOWED = 6,710 S.F.
EXISTING = 388 S.F.
PROPOSED = 5,312 S.F. (EXCL. A.E.)

TM 10.1
AREA = 14,934 S.F.
PROP. LOT AREA = 14,834 S.F. (EXCL. P/O A.E.)

BUILDING COVERAGE:
ALLOWED = 7,417 S.F.
EXISTING = 0
PROPOSED = 0

TOT. LOT COVERAGE:
ALLOWED = 11,126 S.F.
EXISTING = 0
PROPOSED = 9,762 S.F. (EXCL. P/O A.E.)

OVERALL
AREA = 25,085 S.F.
PROP. LOT AREA = 23,780 S.F. (EXCL. A.E.)

BUILDING COVERAGE:
ALLOWED = 11,890 S.F.
EXISTING = 0
PROPOSED = 0

TOT. LOT COVERAGE:
ALLOWED = 17,835 S.F.
EXISTING = 388 S.F.
PROPOSED = 9,762 S.F. (EXCL. P/O A.E.)

NOTE:

- 1) THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE. HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.
- 2) PROPOSED STRUCTURES TAKEN FROM PLANS PREPARED BY EAST END LAND PLANNING DATED 10/17/2019. (SEE LAND PLANNER SITE PLAN FOR SPECS.)
- 3) PROPOSED DRAINAGE TAKEN FROM PLANS PREPARED BY EDWARD ARMUS ENGINEERING, PLLC LAST REVISED 10/22/2019.

KEY

- SIGN
- AC AIR CONDITIONING
- CB CATCH BASIN
- CC CONC. COVER
- CE CELLAR ENTRY
- CHIM CHIMNEY
- CM CONC. MONUMENT
- EB ELECTRIC BOX
- EG EVERGREEN TREE
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FE FENCE
- FF FIRST FLOOR
- GM GAS METER
- GV GAS VALVE
- HW HARDWOOD TREE
- HYD HYDRANT
- IR IRRIGATION BOX
- LB LIGHT BOX
- LP LEACHING POOL
- LTP LIGHT POST
- MC METAL COVER
- OH OVERHANG
- PT PROPANE TANK
- ST SEPTIC TANK
- TB TELEPHONE BOX
- TBR TO BE REMOVED
- TL TRAFFIC LIGHT
- TP TELEPHONE POLE
- UB UTILITY BOX
- WIN WINDOW
- WM WATER METER
- WV WATER VALVE

NOTE:

- 1) Unauthorized alteration or addition to a survey map bearing a licensed surveyors 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 easements, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Datum: NAVD 88
S.C.T.M. 300-145-03-8.1&10.1

chik'd dw - 2/3/20

SPRINGS FIREPLACE ROAD (CR 41)
66' WIDE - OPEN & PAVED

PROPOSED REVEG.
AREA = 5,072 S.F.

PROPOSED REVEG.
AREA = 2,701 S.F.

PROPOSED REVEG.
AREA = 933 S.F.

PROPOSED PAVED SURFACES W/
CONCRETE CURBING AND FENCES
PER PLAN BY OTHERS.

PROPOSED
40 PARKING SPACES +
1 HANDICAPPED SPACE
● 9'W x 18'L (EA.)

PROP.
DRAINAGE
BY OTHERS

TANK

35-FP
TRAILER

RECEIVED

FEB X 5 2020

PLANNING BOARD

Revised: February 3, 2020 - Site Plan Title
Revised: January 16, 2020 - Proposed
Revised: April 30, 2019 - Topo
Prepared: March 5, 2019 - Composite
Surveyed: February 16, 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



*Photo of trees that border the property and road, 10/17/2019. 19 trees are on the property, 1 tree is in the town right of way. Trees to remain.

EXG. DRIVEWAY TO BE REMOVED

4' BLACK CHAIN LINK. 6' ON THE SIDE AND REAR.



4' Rolling black chain link fence



Mesh material to go on 4' and 6' fence



6' Black Chain link fence for side and rear



RECEIVED

FEB 15 2020

PLANNING BOARD



Inkberry



Low Bush Blueberry



Red Cedar



Eastern White Pines



White Oak

SYMBOL	LATIN NAME	NICKNAME	SIZE	AMOUNT	SPACING
	Existing Trees on the property to remain - approx. 19 - location shown on plan		10'-25'	19	10-12 O.C.
	Existing Trees - NOT on 228 or 224 Springs Fireplace		10'-25'	N/A	N/A
	Quercus alba	White Oak	8'-12'	31	10-12 O.C.
	Juniperus virginiana	Eastern Red Cedar	6'-12'	21	8-10 O.C.
	Pinus strobus	Eastern White Pines	6'-12'	42	2-3 O.C.
	Vaccinium angustifolium	Low Bush Blueberry	1 GALLON	400	2-4 O.C.
	Ilex glabra	Inkberry	1 GALLON	250	2-4 O.C.
	Area below trees and bushes - Leaf Litter/ Pine Needles			8,706	AS SHOWN

EAST END LAND PLANNING

KATIE@EASTENDLANDPLANNING.COM
 PO BOX 2302 AMAGANSETT, NY 11930
 OFFICE NUMBER: 631-353-1401

ADDRESS:
 224 AND 228
 SPRINGS FIRE PLACE
 EAST HAMPTON NY 11937
 SCTM: 300-145-3-8.1/10.1

DRAWING:

RE VEG PLAN

DATE:

JAN 28, 2020

SCALE:

1:30'

THIS IS **NOT** A SURVEY THIS IS BASED ON A SURVEY FROM WALBRIDGE SURVEYORS

TOWN OF
EAST HAMPTON
SUFFOLK COUNTY, NY
224 & 228 SPRINGS FIREPLACE LLC
PARKING PLAN AND COVERAGE NUMBERS

**EAST END
LAND PLANNING**
KATIE@EASTENDLANDPLANNING.COM
PO BOX 2302 AMAGANSETT, NY 11930
OFFICE NUMBER: 631-353-1401

ADDRESS:
224 AND 228
SPRINGS FIRE PLACE
EAST HAMPTON NY 11937
SCTM: 300-145-3-8.1/10.1

DRAWING:
**PARKING PLAN
& COVERAGE NUMBERS**

DATE:
JAN 28, 2020

SCALE:
1:30'



224 Springs Fireplace Road
Lot Area = 14,934

Allowed Coverage(75%) = 11,200 sq ft
Proposed Coverage = (66%)9,884 sq ft

Proposed vegetation = (34%) 5,072 sq ft

Parking: 9 spots
Parking after trucks leave: 29 spots

228 Springs Fireplace Road
Lot Area = 10,150

Allowed Coverage(75%) = 7,612 sq ft
Proposed Coverage = (64%) 6,516 sq ft

Proposed vegetation = (36%) 3,634 sq ft

Parking: 7 spots
Parking after trucks leave: 12 spots

Trucks on both properties
Total trucks = 10
No-driver Equipment = 4

Employee Parking - trucks parked = 16
Employee Parking - trucks at work = 41

***No outdoor storage on either site**

DASHED PARKING TO SHOW WHEN
TRUCKS LEAVE, MORE REMOVE FOR
PARKING

THIS IS **NOT** A SURVEY THIS IS BASED ON A SURVEY FROM WALBRIDGE SURVEYORS