1. September 2, 2020 Agenda

   Documents:

   0902.PDF

2. Subwaiver Review - 294 Abrahams Path LLC

   Documents:

   294 ABRAHAMS PATH LLC SUBWAIVER13370320200827100031.PDF

3. Subwaiver Review - 351 Pantigo

   Documents:

   351 PANTIGO MINOR SUBDIVISION13371120200827125434.PDF

4. Site Plan Review - East Hampton House Pool

   Documents:

   E HAMPTON HOUSE POOL SITE PLAN13376220200828115944.PDF

5. Site Plan Review - 92 South Euclid

   Documents:

   92 S EUCLID AVE SITE PLAN13370520200827100756.PDF

6. Site Plan - T Mobile Northeast LLC HSH Wainscott PWSF

   Documents:

   T MOBILE NORTHEAST LLC HOME SWEE13370920200827101813.PDF

PLANNING BOARD
TOWN OF EAST HAMPTON

AGENDA FOR MEETING OF: **September 2, 2020**
****

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

T-Mobile Northeast LLC

Home Sweet Home Wainscott PWSF	Approval	Parsons/Wainscott
51 South Edgemere	Approval	Parsons/Montauk

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

****

PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
September 2, 2020

****

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

294 Abrahams Path, LLC	Cortese/Wu/East Hampton
351 Pantigo	McCobb/Mubassirah/East Hampton

SITE PLAN REVIEW:

East Hampton House Pool	Krug/Wu/East Hampton
92 South Euclid	McCobb/Wu/Montauk

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

OLD FILED MAPS:

****

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

SUBDIVISION INITIAL EVALUATION
294 Abrahams Path LLC Subwaiver
SCTM#300-149-2-31

Prepared by: Marco Wu MW
Planner

Date: September 2, 2020

1. APPLICATION INFORMATION:

A. **INFORMATION RECEIVED:** Following Received (07/24/2020)
- Subdivision of Land/Lot Line Modification Application;
- Land Survey of existing and proposed lot conditions dated (02/07/2020)

B. **DATE SUBMITTED:** July 24, 2020
C. **OWNER:** 294 Abrahams Path LLC
D. **APPLICANT/AGENT:** David Kirst, Esq., Matthews, Kirst & Cooley, PLLC
E. **SCHOOL DISTRICT:** East Hampton
F. **STREET NAME:** Abrahams Path
G. **TYPE OF STREET:** Town
H. **ZONING DISTRICT:** "A" Residence Zoning
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:** Yes
M. **IF YES, DATE OF SUBDIVISION:** August 7, 1958

2. DESCRIPTION OF PROJECT

A. **TYPE OF SUBDIVISION PROPOSED:** Subdivision waiver
B. **TOTAL ACREAGE:** 2.0594
C. **YIELD (NUMBER OF LOTS):** Two (2)
D. **RANGE OF LOT SIZE (SQUARE FEET):** (40,836 - 44,854)
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:** No change
L. **IMPROVEMENTS ON SUBJECT PARCEL:**
   I. Lot 1 – (SCTM#300-149-2-31) will consist of half of the square footage from the original lot minus the square footage for a 20' wide access and utility easement. It meets Zoning Conformity of the minimum lot size 40,000 sq. ft.
   II. Lot 2 – (SCTM#300-149-2-31) will consist of half of the square footage from the original lot. It meets Zoning Conformity of the minimum lot size 40,000 sq. ft.
M. **MOST RECENT CERTIFICATE OF OCCUPANCY:**
12/3/71 - CO 7583 - RICHARD DAVIS AND EDWIN DINDER - 960 SQ. FT. AT FIRST FLOOR AND 512 SQ. FT. AT SECOND FLOOR OF 1-1/2 STORY, ONE-FAMILY RESIDENCE HAVING ONE KITCHEN ONLY AND 359 SQ. FT. ONE-CAR GARAGE.
N. **VARIANCES REQUIRED:** N/A

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

4. **SITE ANALYSIS**

A. **SOIL TYPE:** PlB (Northern half) CpC (Southern half)
B. **FLOOD HAZARD ZONE:** X
C. **DESCRIPTION OF VEGETATION:** (I) – partially Cleared. Various Hickory, Birch, Oak, White Pines, no understory. Cleared area for the driveway and house.
D. **RANGE OF ELEVATIONS:** (80.7 – 90)
E. **NATURE OF SLOPES:** Existing home sits upon the highest point, slopes down from Northern and Southern sides.
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:** Greater than 17'
J. **DISTANCE TO PUBLIC WATER:** (Existing) Over 600'
K. **SOURCE OF WATER SUPPLY:** (Proposed) Public Water
L. **NUMBER OF ACCESS POINTS:** One (1)
M. **METHOD OF WASTE DISPOSAL:** (Existing) Cesspool (Proposed) Individual Septic Systems
N. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** N/A
O. **AGRICULTRAL 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	Yes
South Fork Special Groundwater Protection Area	Yes
Town Overlay District	No

Other Background Information:
An application has been made to divide the original parcel of SCTM# 300-149-2-31 into two individual lots. The original parcel of 89,708 sq. ft. will be divided into Lot 1 consisting of (40,836 sq .ft minus a proposed access easement), and Lot 2 consisting of 44,854 sq. ft. The property is zoned "A" Residence which must contain a minimum of 40,000 sq. ft. It is situated off of Abrahams Path in Amagansett located within the Suffolk County Pine Barrens, and under the South Fork Special Groundwater Protection Area.

Issues for Discussion:

Dimensions
Currently the lot is partially cleared and contains one single family residence. The Existing Building Coverage and Total Lot coverage are below the Permitted Levels (1.5% of permitted 10% and 6.31% of permitted 35%, respectively). It is recommended that the applicant provide additional coverage calculations for their proposed lots on their survey. The Existing Limits of Clearing is 10,621 sq. ft. which is below the Permitted Limit of 32,426 sq. ft. It is the recommended that the applicant provide additional clearing calculations for those proposed lots on their survey.

As part of the proposal, the existing residence must be removed otherwise it would be within the newly proposed setbacks.

294 Abrahams Path Existing Driveway Entrance

Existing Trees located on the Northern side

Existing House to be removed

Title of Survey
Currently the project title of the survey does not indicate that is it a subwaiver. It is recommended that the applicant revise the title to state is it a Map of 294 Abraham's Path Subwaiver.

Common Driveway Profile
The Planning Department recommends the depiction of a Common Driveway Profile on the proposed survey as specified in Chapter §220 Attachment 6:1 to ensure the road is following the proper design from the Town Code.

Recommendation: Scenic Easement
The Planning Department recommends the addition of 50ft scenic easement on the frontage along Abrahams Path to protect the rural community character. In addition, a scenic easement will ensure that the wooded frontage will be preserved to match the surrounding neighborhood. This is pursuant to Chapter §220-1.07 Subsection (H) where along public roads, residential subdivisions shall provide reserved area, or scenic easement area as a natural buffer from development.

Suffolk County Department of Health Services (SCDHS)
The proposed lot line modification 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.

The proposal indicates that the removal of the existing single family home will include the removal of the existing cesspool that serves as the existing home's sanitation system.

Office of Fire Prevention
The Planning Department has not yet received comments from the Chief Fire Marshall regarding the fire safety and prevention of the proposed lots.

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.

Title of Plans
All plans submitted for this application, including but not limited to subdivision maps, road and drainage plans, and landscaping plans, must be labeled with the title of the subdivision. 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.

Conclusion
In conclusion, the applicant should address the additions and corrections to be made on their survey.

Planning Board Consensus

Issue for discussion in the form of a question

Should the applicant provide additional coverage and clearing calculations for the newly proposed lots?

Additional comments: _____

Should the applicant amend the Title of their plans to include Subwaiver?

Additional comments: _____

Should the applicant amend their survey to include a Common Driveway Profile?

Additional comments: _____

Should the Board recommend the implementation of a scenic easement along Abrahams Path?

Additional comments: _____

Additional Board Comments:

_____

PLANNING - <PREPARERS NAME> - <DATE>

Basemaps: 2018 Pictometry Digital Ortho Photography
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Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

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1 " = 141.21 feet

Feet
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THE TOWN OF EAST HAMPTON

294 ABRAHAMS PATH LLC

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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

Date Prepared: July 29, 2020

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Planning Department
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August 25, 2020

To: Planning Board

From: Fabiha Mubassirah, Planner FM

Re: 351 Pantigo Minor Subdivision
351 Pantigo Road, East Hampton, NY 11937
SCTM#300-189-1-2

Last Review Date: April 22, 2020

Items and Date Received: Revised map prepared by George Walbridge Surveyors, P.C. and dated revised May 01, 2020.

Background Information:

The application is proposing to subdivide the subject parcel into two lots, situated at the intersection of Pantigo Road and Springs Close 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 applicant proposes to create a 45,318 square foot lot (Lot 1) and a 30,830 square foot lot (Lot 2). The bank will be on Lot 1 and the house on Lot 2.

The subject parcel is located in an A Residential District with a Limited Business Overlay (LBO) zone.

Issues for Discussion:

Revisions

The applicant has shown the Limited Business Overlay line on the map and the existing driveway on Lot 2 as recommended by the Planning Board. The revised map has also located all the land in the Limited Business Overlay District in Lot 1. The property line has been straightened out as recommended by the Board to make the parcels somewhat regular.

Revised layout of the property line between Lot 1 and Lot 2 (Before- Left; After- Right)

Variances

The proposed subdivision would require several variances from the Zoning Board of Appeals, as was discussed in the previous meeting. The revised map brought some changes in the figures of the required variances and are listed below-

- **Lot Area:** The revised layout results in 45,318 sq.ft. for Lot 1 and 30,830 sq.ft. for Lot 2. The minimum lot size for properties in A-Residence district is 40,000 sq. ft. Therefore, Lot 2 would necessitate a lot area variance.
- **Total Coverage:** A variance from the total coverage restriction will be necessary for Lot 1, with a total lot coverage of 22,148 sq.ft., where the maximum allowed total coverage is 18,127 sq.ft.
- **Accessory Structure Setbacks:** §255-11-10 of the Town Code requires a 15' rear yard setback from the property line for accessory structures. As the underlying zoning is residential, the Planning Board does not have the authority to relax the yard setbacks. The existing parking spaces would require setback variance. The revised layout has allowed the existing dumpster to meet zoning with a roughly 32' side yard setback and will not require setback variance.
- **Lot width:** Lot 2 is 120' wide at the building line with the revised layout and would require an additional variance from the minimum lot width requirement. §255-11-10 (Residential Dimensional Table) of the Town Code requires that the lot width at the building line for a lot in an A Residence zoning district be a minimum of 160'.

Groundwater and Sanitary System
The applicant stated in the narrative that they will provide data for ground water depth and the location of the sanitary system, once they select an engineer for the project.

Landscaping plan and Fencing

The Planning Department noted in the previous review that the subject property is 100% cleared and is considered to be pre-existing. The narrative submitted by the applicant mentioned that the applicant has agreed to place a fence along the property line between the two lots and screen the fence with landscaping. A landscaping plan will be submitted after the revised layout of the properties gets approved by the Planning Board.

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

The Board should discuss whether the revisions submitted by the applicant are satisfactory. The application is incomplete pending the submission of ground water depth information, location of the existing sanitary system and a landscaping plan. However, the Planning Board will not be able to act until and unless the Zoning Board of Appeals grants the variances required for this project.

Planning Board Consensus:

The Board should determine if the proposed revised layout is acceptable.

Additional comments: _____

_____

The Board should discuss if any further information is needed from the applicant along with ground water depth, location of existing septic system and landscaping plan.

Additional comments: _____

_____

Additional Board Comments:

_____

_____

FM

TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
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Director

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SITE PLAN/SPECIAL PERMIT EVALUATION
East Hampton House Pool
SCTM#300-188-2-4
226 Pantigo Road, East Hampton

Prepared by: Marco Wu MW
Planner

Date: August 26, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

- Original and nine (9) copies of Site Plan/Special Permit Application
- Ten (10) copies of Short Environmental Assessment Form Part 1
- Ten (10) prints of Landscaping Plans prepared by Whitmores, dated June 10, 2020
- Ten (10) prints of East Hampton House Pool Site Plan prepared by David Austin Weaver of George Walbridge Surveyors, P.C., dated July 23, 2020
- Copy of Cost of Construction Estimate from Jennosa Pools, Inc

B. DATE SUBMITTED: August 7, 2020
C. OWNER: East Hampton House Owners, Ltd
D. APPLICANT/AGENT: Laurie Wiltshire, Land Planning Services, Ltd
E. SCHOOL DISTRICT: East Hampton
F. STREET NAME: 226 Pantigo Road
G. TYPE OF STREET: State
H. ZONING DISTRICT: RS (Resort)
I. SEQRA - TYPE OF ACTION: Type II
J. INVOLVED AGENCIES: N/A
K. OTHER REVIEW: Suffolk County Department of Health Services (SCDHS), Architectural Review Board (ARB), Office of Fire Prevention

2. DESCRIPTION OF PROJECT

A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE: Resort (No Change)

B. **EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Resort
C. **ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Permitted
D. **AREA OF PARCEL (SQUARE FEET):** 204,418 sq. ft. (4.693 acres)
E. **MOST RECENT CERTIFICATE OF OCCUPANCY:**
   - 12/14/82- C.O. 4023(2003, 2074,2951,3038,3727,8761, 17230)- E. H. HOUSE, INC. - MOTEL STRUCTURE COMPRISING A TOTAL OF 53 RENTAL UNITS, 2 TENNIS COURTS, COFFEE SHOP W/IN 1 BLDG. & 1 CONCRETE SW. POOL.
   - 12/6/13-C.O.29001(57552) - EAST HAMPTON HOUSE OWNERS LTD - REPLACED EXISTING 768 SQ. FT. DECK AT "A" WING, 600 SQ. FT. DECK AT "B" WING, 486 SQ. FT. DECK AT "C" WING AND 261 SQ. FT. DECK AT ROYALS.
F. **DESCRIPTION OF EXISTING STRUCTURES:** Four (4) Two-story buildings, Two (2) tennis courts, One (1) pool with paved stone decking, One (1) shed, One (1) BBQ patio
G. **DESCRIPTION OF PROPOSED STRUCTURES:** Proposed pool with paved stone that replaces the existing pool, walkways, landscaping
H. **EXISTING & PROPOSED LOT COVERAGE:** Existing: 17,126 sq. ft. (8.3% of Lot Area) Proposed: 17,126 sq. ft. (8.3% of Lot Area)
I. **EXISTING & PROPOSED TOTAL COVERAGE:** Existing: 76,839 sq. ft. (37.5% of Lot Area) Proposed: 77,451 sq. ft. (37.8% of Lot Area)
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:** N/A
P. **DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion
Q. **DISTANCE TO PUBLIC WATER:** @Montauk Highway
R. **SOURCE OF WATER SUPPLY:** Public Water
S. **TYPE OF SANITARY SYSTEM:** N/A
T. **ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:** None depicted
U. **DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** N/A
V. **NUMBER OF ACCESS POINTS:** N/A
W. **IS SIGHT DISTANCE ACCEPTABLE?** Yes
X. **IS THE PROPOSAL ADA COMPLIANT?** N/A

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

4. **SITE ANALYSIS:**
   A. **SOIL TYPE:** BgB, BgA

B. **FLOOD HAZARD ZONE: DESCRIPTION OF VEGETATION:** Cleared
C. **RANGE OF ELEVATIONS:** (47 – 53)
D. **NATURE OF SLOPES:** Mostly Flat, Elevation lowers along South of property. The shed area is a slightly raised hill.
E. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A
F. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
G. **ARE THERE TRAILS ON SITE?** N/A
H. **DEPTH TO WATER TABLE:** N/A
I. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** N/A
J. **AGRICULTURAL DATA STATEMENT REQUIRED:** N/A
K. **IS THE SITE CONTAINED WITHIN:**

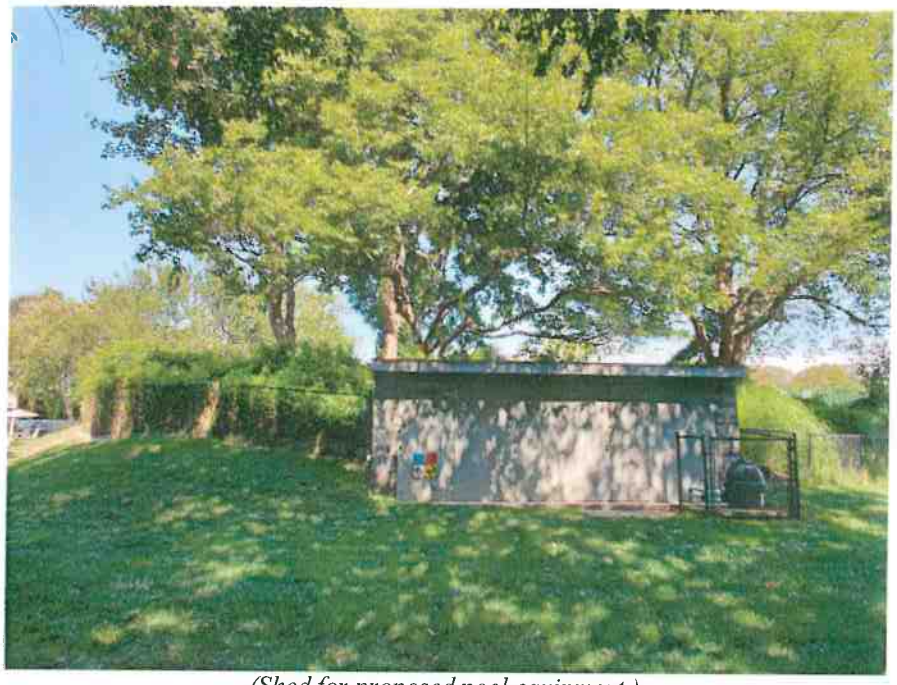
NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens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

Other Background Information:
An application has been made to renovate an existing pool area with brick paving, a barbeque patio area, shed, and walkways with a new pool of a 1,304 sq. ft., a brick paved deck of 4,038 sq. ft., one dry well, 4'6" fencing around the pool and shed, two walkways, a new barbeque patio of 123 sq. ft., and extensive landscaping.

The site is located in East Hampton off Montauk Highway/Pantigo Road. The parcel is within the RS; Resort Zoning District. It is 100% cleared of naturally occurring vegetation and contains mostly lawn and mature deciduous trees. It is currently improved with four (4) two-story buildings, two (2) tennis courts, one (1) pool with paved stone decking, one (1) shed, one (1) barbeque patio. The property has been developed as a motel complex since before the adoption of zoning in 1957.

Issues:

Drainage and Dry Well
The Planning Department has noted that the proposed dry well is relatively far from the proposed pool area at roughly 75' away. It is unclear if this dry well is to collect runoff from the shed or to assist in the maintenance of the pool or collect runoff from the patio. The applicant should provide drainage calculations including one or more dry wells with the capacity to handle two (2) inches of rainfall from the patio and shed, and the capacity of the pool during maintenance.



(Shed for proposed pool equipment)

Office of Fire Prevention

This application has been referred to the Fire Marshall for comments. It is noted that the new walkways as well as a new pool area configuration are proposed. The Fire Marshall will review all aspects of the proposed project for ADA compliance.

(Proposed walkway from the Motel Complex to the pool)

Lighting
No lighting information has been submitted however the Planning Department has noted on site the concrete pad area has a pole with exterior lights. There is one PAR bulb fixture adjacent to the barbeque which is non-compliant and should be removed or replaced with lighting compliant with the Town Code's lighting policy. The applicant should submit lighting details including Kelvin level, Lumen level, and shielding of their fixtures.

§255-1-83 G. Nonresidential lighting procedures.

(4) All noncompliant lighting shall be replaced with compliant lighting by one of the following methods:

(a) Replacing existing fixtures. Replacement of all noncompliant lighting with compliant lighting shall be completed within three years after the adoption date of this local law;[3]

[3] *Editor's Note: "This local law" refers to L.L. No. 21-2014, adopted 7-3-2014.*

(BBQ Area with lighting pole)

Landscaping
The Planning Department has noted that the one of the proposed landscaping plants, *Miscanthus* Transplant, is an invasive species and should be substituted. The applicant has proposed the removal of three (3) mature trees located on the South West corner of the site. Two of the three are identified as sycamore maple (*Acer pseudoplatanus*) trees which are considered an invasive species. The Board may wish to discuss the possibility of preserving the third tree which is a Cherry Tree (*species not identified*). It does not appear the Cherry Tree will obstruct the pool or patio.

(sycamore maple trees)

Barbeque Area
Existing and proposed site plans indicate a designated barbeque area that is proposed to be enlarged to 123 sq. ft. The Certificate of Occupancy from 1982 identifies a coffee shop within one of the buildings but not a barbeque area. The applicant should clarify the extent of food service provided and proposed on the project site.

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.

Title of Plans
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.

Conclusion
In conclusion, the applicant should address concerns including the barbeque area, drainage, landscaping, and title of plans.

Planning Board Consensus

Issue for discussion in the form of a question

Should the applicant clarify the extent of their food service provided and proposed on their site plan?

Additional comments: _____

Should the applicant provide drainage calculations for dry well(s) for the pool and deck?

Additional comments: _____

Should the applicant revise their landscaping plans to prevent the planting of invasive plant species?

Additional comments: _____

Should the applicant revise their Title of Plans under a common name?

Additional comments: _____

Additional Board Comments:

_____

PLANNING - <PREPARERS NAME> - <DATE>

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1 " = 126.86 feet

Feet
0 30 60

THE TOWN OF EAST HAMPTON

EAST HAMPTON HOUSE POOL

226 PANTIGO ROAD EAST HAMPTON

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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

Date Prepared: August 26, 2020

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Planning Department
JoAnne Pahwul, Director, AICP

Telephone (631) 324-2178
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September 2, 2020

TO: Planning Board

FROM: Marco Wu MW
Planner

RE: 92 South Euclid Avenue– Site Plan/Special Permit
SCTM# 300-49-1-15

Last Review Date: Planner reviewed 02/12/2020

Items and Date Received:

- Site Plan dated (04/10/2020) prepared by Edward Armus, PE (x10)
- Floor Plans and Elevations dated (04/09/2020) prepared by Jeffrey Sands Architect (x10)
- Narrative and letter to the Planning Board dated (04/04/2020) prepared by Andrew Strong Law
- Building Inspector's Office Memo to Andrew Strong dated (04/01/2020) prepared by Ann M. Glennon (x10)

Background Information: Application was originally made to construct a two-story (1,524) sq. ft. commercial building with an apartment. The site is located on a vacant lot in downtown Montauk under the Central Business zoning district. A (1,188) sq. ft. first floor for a dry retail, a (1,188) sq. ft. second floor for an apartment, and a (960) sq. ft. basement storage. The application has been revised with new dimensions to construct a two-story (1,317) sq. ft. commercial building. A (1,080) sq. ft. first floor dry retail with a (1,107) sq. ft. second floor apartment. The basement size remains the same.

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

Issues for Discussion:

Previous Proposal
The applicant has not withdrawn their first site plan from March 2004. The applicant should submit a letter to the Planning Department formally requesting its withdrawal.

Office of Fire Prevention: ADA
The applicant has now included a ramp for the Southern entrances that connects to the sidewalk along South Euclid Ave. The Fire Marshal has commented stating the submitted information is sufficient however details of an accessible route to the parking space, for example curb cuts, should be provided. The applicant should demonstrate clearly on their Site Plan that the designated handicap area will have curbcuts to the sidewalk.

Usage
The floor plans appear to depict a wall down the center of the first floor of the building. The applicant should clarify if the proposed wall in the middle of the retail space will be built. If built, the site will have a potential two (2) retail uses which they are entitled in a Central Business zoning but should be noted.

Setbacks
A memo from Building Inspection Ann Glennon has found that the proposed side yard setbacks do not meet the Town Code. (See attached). The applicant should revise their plans to reflect the Building Inspectors interpretation by meeting the side yard setbacks as required in a Central Business zone.

Parking
Given the new size of the building, the overall parking spots required will be a total of seven (7) of which a minimum of one (1) must be ADA accessible. The applicant has proposed a total of seven (7) spaces of which two (2) are ADA accessible.

As a reminder, the proposed three (3) spaces in the front of the parcel will require variances from the Zoning Board of Appeals due to their positioning in the right-of-way. However, proposing parking spaces within the right-of-way will mirror the existing conditions on neighboring properties (Kazura and Beckman). Additionally the four (4) spaces in the rear are adjacent to an existing alleyway owned by the Town. The applicant will be responsible for ensuring proper access and improvements to the back alley-way as has been required for neighboring buildings (Kazura and Beckman).

Continuity: Sidewalk
The Planning Department suggests that the proposed plan specify the sidewalk along South Euclid Avenue to be pink tinted concrete to match the adjoining properties (Kazura, Town's Parking Lot) as recommended by the Downtown Montauk Central Business Study.

Upon further review, The Planning Department has noted that the properties developed and approved for development on the southerly side of this block have not been designed with consistency with regards to the location and widths of the sidewalks and parking spaces.

On the westerly side of 92 South Euclid:

1. The parcel to the immediate west is vacant and does not have a pending or approved site plan.
2. The next parcel to the west was approved as the Kazura Site Plan and has been constructed with a 4' wide sidewalk and 10' x 18' parking spaces, both in the street right of way.
3. The last parcel to the west, had a previous site plan that Kazura was designed to mimic with regards to parking and sidewalks. The site plan was not constructed and the parcel was purchased by the Town and developed as a public parking lot, with a 4' wide sidewalk that is not located in the street right of way and perpendicular parking that does not align with the spaces on the Kazura site.

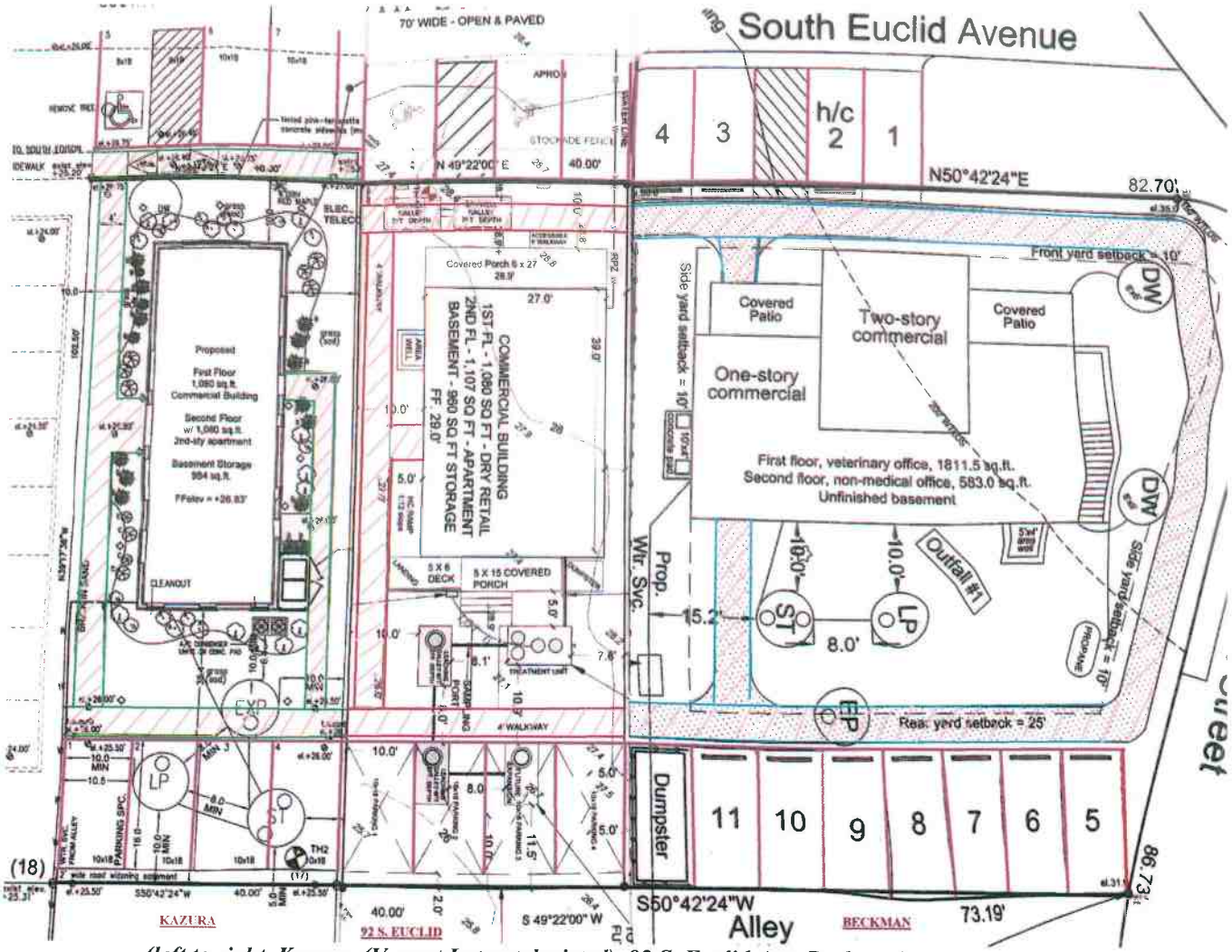
On the easterly side of 92 South Euclid:

1. The Beckman Site Plan was approved, but has not yet been constructed. The approved site plan provides for a 5' wide sidewalk located on the parcel, as well as 9' x 20' perpendicular parking spaces, partially located on the site with 3' on the parcel and 17' in the right of way.

The width of the 4' wide sidewalk and the location of the parking entirely within the right of way on the subject 92 South Euclid Site Plan is not designed to be consistent with the Beckman Site Plan to the east or the Kazura Site Plan to the west. A decision needs to be made as to how the subject parcel and the other vacant parcel to the west should be designed to reduce any further inconsistency.

The Planning Department recommends that the subject site, and the vacant site to the west to be developed consistently with the Kazura site, so as to provide consistency in the size and location of parking spaces and sidewalks for the middle three parcels of the block. Should the Beckman Site Plan expire and fail to be constructed, the parking and sidewalks on that site could be adjusted to conform to the others.

The following sketch depicts the subject proposed site plan, Beckman, and Kazura site plan.



(left to right, Kazura, (Vacant Lot not depicted), 92 S. Euclid Ave, Beckman)

Lighting
No lighting plans have been submitted at the time of review.

Landscaping
No landscaping plans have been submitted at the time of review. It should be noted that the applicant has now included a designated area for their dumpster facing the town alleyway. It has been the Planning Board Policy to require a 6' high fence or 6' high landscaping to mitigate the appearance of dumpsters. The height and type of fencing or shrubs should be indicated on the site plan.

Conclusion
In conclusion, the applicant should address the issues discussed including building setbacks, and sidewalk compatibility.

Planning Board Consensus:

Issue for discussion in the form of a question

Should the applicant submit a letter to the Planning Department formally withdrawing their first March 2004 site plan?

Additional comments: _____

Should the applicant demonstrate curb cuts to the sidewalk for the proposed handicap spaces?

Additional comments: _____

Should the applicant clarify if the proposed wall in the middle of the retail space will be constructed in anticipation of two retail uses?

Additional comments: _____

Should the applicant revise their proposed building setbacks to meet the required 10ft setback?

Additional comments: _____

Should the applicant indicate fencing or landscaping on their site plan to mitigate the appearance of their dumpster?

Additional comments: _____

_____

_____

_____

_____

_____

Should the applicant match their front and rear sidewalks and parking spaces with the Kazura property?

Additional comments: _____

_____

_____

_____

_____

_____

Additional Board Comments:

_____

_____

_____

_____

BUILDING DEPARTMENT
TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 104
East Hampton, New York 11937

BUILDING INSPECTOR'S OFFICE

Phone: (631) 324-4145
Fax (631) 329-5739

RECEIVED
AUG 17 2020
PLANNING BOARD

MEMORANDUM

TO: Samuel Kramer, Chairman, Planning Board

FROM: Ann M. Glennon, Principal Building Inspector

DATE: August 13, 2020

RE: Revised Memo 6/28/20
92 South Euclid Avenue – Site Plan
Map 174, Block 23, Lot 6
92 South Euclid Avenue, Montauk
SCTM# 300-49-1-15
OCO, Inc., Owners

S. Kramer
K. Cunningham
J. McLoth
M. Wu

This is to correct my earlier memo and letter listed above. In regards to the original letter to Andrew T. Strong, Esq. on 4/1/2020, I realized I was reading **note 7**; "Except for yards border a residence district, in which case the figure shown will be doubled" is why I referenced in the letter that a residence can't go in a "CB" zone. Then in my memo to the Planning Board on 6/28/20, I noted "CI" zone, instead of the correct zone being "CB".

After much review and reading of the correct zone and Note 8, the property would have to meet the ten-foot side yard setback, unless it is abutting another building on the property line.

Sorry for any confusion on this and if I can be of further assistance, please do not hesitate to contact me.

PLANNING - <PREPARERS NAME> - <DATE>

Basemaps: 2018 Pictometry Digital Ortho Photography
Suffolk County Real Property Tax Service
COPYRIGHT 2020. COUNTY OF SUFFOLK, N.Y.
Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

N

1 " = 35.3 feet

Feet
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THE TOWN OF EAST HAMPTON

92 SOUTH EUCLID AVENUE

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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

Date Prepared: September 2, 2020

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

In the Matter of the Application

SITE PLAN/
SPECIAL PERMIT
APPROVAL

of

T-MOBILE NORTHEAST, LLC HOME SWEET HOME SITE PLAN/SPECIAL PERMIT PERSONAL WIRELESS SERVICE FACILITY
SCTM#300-197-2-16 & #300-197-2-3.2

_____ **ADOPTED:** ____/ _____/ _____

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:
(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.
(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.
2. USE REQUIRING SPECIAL PERMIT: Personal Wireless Service Facility
3. DESCRIPTION OF PROPOSED WORK To create a Personal Wireless Service Facility (PWSF) in the form of sixteen (16) panel antennas, twenty-four remote radio heads and a microwave to be located within a new rooftop cupola. Also proposed is a 288 sq. ft. (12' X 24') fenced-in equipment area.
4. SIZE OF PROPERTY: 41,208 sq. ft.
5. OWNER OF PROPERTY: Home Sweet Home Moving and Storage, Co., Inc.
6. APPLICANT: Snyder & Snyder, LLP
7. PROPOSED PLANS: Plans prepared by Infinigy and From Zero to Infinigy, dated revised May 19, 2020 including: Site Plan (Z01), Vicinity Plan (Z01A), Enlarged Site Plan (Z02), Enlarged Site Plan (Z02A), Lighting Plan (Z02B), Details (Z03), Details (Z03A), Siting Elevations (Z04), Siting Elevations (Z04A), Siting Elevations (Z04B), Siting Elevations (Z04C), Site Lines (Z05), Site Lines (Z06), and Site Lines (Z06); and a set of plans prepared by Infinigy and From Zero to Infinigy dated June 22, 2018 including: General Notes (S-2), Site Plan (S-3), Roof Frame Plan (S-3), Copola Frame Details (S-5), Pyramid Roof Frame Details (S-6), Copola Details (S-7), Antenna Mounting Pipe Locations (S-8), Connection Details (S-9), and Details (S-1)

8. **DATE OF PUBLIC HEARING ON APPLICATION:** July 8, 2020

B. PROPERTY LOCATION AND DESCRIPTION

1. **SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-197-2-16 & #300-197-2-3.2
2. **STREET LOCATION:** 342 Montauk Highway
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** Wainscott
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The parcel is situated at the corner of Georgica Drive and Montauk Highway in Wainscott. It is zoned CI: Commercial Industrial. It is 100% cleared of native vegetation. It contains a ~30,000 sq. ft. moving and storage warehouse with associated lighting landscaping, and parking in addition to a New Cingular Wireless (AT&T) wireless facility.
6. **FILED MAP NAME:** N/A
7. **FILED MAP NUMBER:** N/A
8. **DATE OF MAP FILING:** N/A
9. **BLOCK NUMBER IN FILED MAP:** N/A
10. **LOT NUMBER IN FILED MAP:** N/A

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** CI: Commercial Industrial
2. **ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Type II
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** N/A
4. **DATE OF DETERMINATION:** N/A

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

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

2. An RF engineer's report prepared by Pinnacle Telecom Group dated April 18, 2018 has been submitted. It appears that the proposed electronics are in compliance with all applicable Federal Communications Commission (FCC) regulations.

3. The applicants have submitted a structural analysis letter prepared Infinigy dated June 22, 2018 which verifies that the cupola and equipment will be structurally sound.

4. By letter dated July 24, 2020 the Office of Fire Prevention stated that no additional information is necessary for fire-fighting purposes.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.

2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:

(A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.

(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.

(D) Compatibility. The site of the proposed use is a suitable one for the location of a Personal Wireless Service Facility in the Town, and the proposed use will 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's definition of "Personal Wireless Service Facility" as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

(H) Parking. The off-street parking spaces proposed for this application satisfy the requirements of the applicable provisions of Chapter 255 of the Town Code, and are in any case more than adequate for the actual anticipated number of occupants of the proposed use. Furthermore, the layout of the spaces and related facilities will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

(J) Runoff and waste. Adequate provision has been 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 or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code 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 specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. TYPE OF APPROVAL GRANTED:

(a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Personal Wireless Service Facility

3. DESCRIPTION OF APPROVED WORK To create a Personal Wireless Service Facility (PWSF) in the form of sixteen (16) panel antennas, twenty-four remote radio heads and a microwave to be located within a new rooftop cupola. Also proposed is a 288 sq. ft. (12' X 24') fenced-in equipment area.

H. CONDITIONS OF APPROVAL

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

1. APPROVED BUILDING OR CONSTRUCTION PLANS: Plans prepared by Infinigy and From Zero to Infinigy, dated revised May 19, 2020 including: Site Plan (Z01), Vicinity Plan (Z01A), Enlarged Site Plan (Z02), Enlarged Site Plan (Z02A), Lighting Plan (Z02B), Details (Z03), Details (Z03A), Siting Elevations (Z04), Siting Elevations (Z04A), Siting Elevations (Z04B), Siting Elevations (Z04C), Site Lines (Z05), Site Lines (Z06), and Site Lines (Z06); and

a set of plans prepared by Infinigy and From Zero to Infinigy dated June 22, 2018 including: General Notes (S-2), Site Plan (S-3), Roof Frame Plan (S-3), Copola Frame Details (S-5), Pyramid Roof Frame Details (S-6), Copola Details (S-7), Antenna Mounting Pipe Locations (S-8), Connection Details (S-9), and Details (S-1)

2. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

2.1 Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed professional demonstrating that the work has been performed in accordance with the approved plans and appropriate building codes.

2.2 Prior to the issuance of a building permit, the applicants shall obtain approval of the Architectural Review Board.

2.3 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

2.4 The applicant shall apply for and obtain a Certificate of Occupancy no later than one (1) year from the issuance of the building permit.

I. VALIDITY OF APPROVAL

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: September 2, 2020

cc: Robert Gaudioso
Snyder and Snyder, LLP
94 White Plains Road
Tarrytown, NY 10591

Planning Department
Building Inspector