

1. October 23, 2019 Agenda

Documents:

[1023.PDF](#)

2. Site Plan - Round Swamp Farm Extension - Lot 3

Documents:

[ROUND SWAMP11278920191018131359.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

October 23, 2019

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

NCW at Montauk Yacht Club PWSF
Below the Bridge Industrial Park

Approval
Schedule Public Hearing

Parsons/Montauk
Cunningham/East Hampton

OTHER:

Adoption of Minutes: October 16, 2019

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
October 23, 2019**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

Round Swamp Farm Extension Lot 3 Site Plan

Cunningham/Schantz/East Hampton

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

Draft Scope for Springs Fireplace Corridor Study
Sanitary System Discussion

URBAN RENEWAL:

OLD FILED MAPS:



TOWN OF EAST HAMPTON

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

Planning Department
Marguerite Wolffsohn
Director

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

October 17, 2019

TO: Planning Board

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

RE: Round Swamp Farm Extension – Site Plan (formerly Snyder Phased
Commercial – Site Plan/Special Permit Modification (Lot 3))
SCTM# 300-143-1-12.5
44 Tan Bark Trail (West Drive), East Hampton

Last Review Date: Public hearing held October 16, 2019

Items and Date Received: N/A

Background Information: A site plan application was approved in 2013 in order to develop four (4) lots, ranging in size from 57,762 sq. ft. to 82,318 sq. ft., over the course of five (5) phases as follows:

1. Access Road: installation of the access road along with clearing of all lots (64,000 cubic yards), grading, installation of utilities and drainage.
2. Development of Lot 4: construct a one-story 13,793 sq. ft. “Wholesale Bakery” (a permitted use) building (identified on the site plan as “Building #7”) along with a 720 sq. ft. accessory refrigeration unit, 30 parking spaces, drainage, lighting, landscaping, driveways and access.
3. Development of Lot 3: construct a two-story, eight (8) unit, 10,240 sq. ft. (gross floor area is 15,340 sq. ft.) “Service Commercial” (a special permit use) building (identified on the site plan as “Building #6”) along with 35 parking spaces, a 4,859 sq. ft. fenced-in gravel outdoor storage area, two (2) dumpsters on concrete slabs with 6’ stockade fencing, drainage, lighting, landscaping, driveways and access.
4. Development of Lot 2: construct a one-story, five (5) unit, 8,000 sq. ft. “Service Commercial” building (identified on the site plan as “Building #5”), a one-story four (4) unit, 6,400 sq. ft. “Service Commercial” (a special permit use) building

(identified on the site plan as “Building # 4”), along with 36 parking spaces, an 11,646 sq. ft. fenced-in gravel outdoor storage area, two (2) dumpsters on concrete slabs with 6’ stockade fencing, drainage, lighting, landscaping, driveways and access.

5. Development of Lot 1: construct three (3) identical two-story, 3,300 sq. ft. (6,600 sq. ft. gross floor area) multi-unit, mini-storage (identified as “Unlisted Non-Nuisance Industry” in the Town Code) (a special permit use) buildings (identified on the site plan as “Building #3”, “Building #2” & “Building #1”), a 6’ tall chain link perimeter fence with electronic gate, 12 parking spaces, drainage, lighting, landscaping, driveways and access.

The parcels are located within the CI: Commercial Industrial Zoning District and are situated in East Hampton along West Drive.

The applicants propose to change the development of Lot 3 from a single building housing a service commercial use to three buildings.

Issues for Discussion:

Public Comments

A public hearing was held on October 16, 2019. No members of the public spoke at the hearing and no letters have been received to date.

Town Engineer

The application was referred to the Town Engineer who offered no comments.

Office of Fire Prevention

By letter dated July 12, 2019 the Office of Fire Prevention has stated that no further review for fire-fighting purposes is required.

Conclusion

In conclusion, it appears that the application is ready for approval.

Items to be approved:

- Site Plan (C1) prepared by D.B. Bennett, P.E., P.C., dated revised June 13, 2019
- A set of plans prepared by D.B. Bennett, P.E., P.C., dated revised June 13, 2019 including: Sanitary Details – Lot 3 (C2), Civil Site Details – Lot 3 (C3); and a set of plans prepared by D.B. Bennett, P.E., P.C., dated revised October 30, 2018 including: Building 1 Floor Plan (A1.0), Building 1 Elevations (A1.1), Building 1 Elevations (A1.2), Building 2 Floor Plan (A2.0), Building 2 Elevations (A2.1), Building 2 (A2.2), Building 3 (A3.0), Building 3 Elevations (A3.1), and Building Group Elevations (A4)

Conditions of Approval:

- Approval of the ARB
- Approval of the SCDHS

ES

Planning Board Consensus

Is the application ready for approval?

Additional comments: _____

Additional Board Comments: