

1. May 18, 2020 Agenda

Documents:

[0518.PDF](#)

2. Subdivisions - EEB Farm Final

Documents:

[EEB FARMS LLC FSD.PDF](#)

3. Site Plan Review - T Mobile Northeast LLC Home Sweet Home Wainscott PWSF

Documents:

[T MOBILE HSH00214320200513133604.PDF](#)  
[PLANNINGSCAN235.1 T MOBILE 1.PDF](#)  
[PLANNINGSCAN236 T MOBILE 2.PDF](#)  
[PLANNINGSCAN237 T MOBILE 3.PDF](#)  
[PLANNINGSCAN238 T MOBILE 4.PDF](#)  
[PLANNINGSCAN239.1 T MOBILE 5.PDF](#)  
[PLANNINGSCAN240.1 T MOBILE 6.PDF](#)

4. Site Plan Review - Emergency Service Communications Facility At Springs Fire District

Documents:

[EMERGENCY SERVICES SFD00214520200513134558.PDF](#)  
[DOC12892420200512105339 ESCF 1.PDF](#)  
[PLANNINGSCAN230 ESCF 2.PDF](#)  
[PLANNINGSCAN231 ESCF 3.PDF](#)  
[PLANNINGSCAN232 ESCF 4.PDF](#)  
[PLANNINGSCAN233 ESCF 5.PDF](#)  
[PLANNINGSCAN234 ESCF 6.PDF](#)  
[DOC12892420200512105339 ESCF VISUALS.PDF](#)

**PLANNING BOARD  
TOWN OF EAST HAMPTON**

**AGENDA FOR MEETING OF:**

**May 18, 2020**

\*\*\*\*\*

**Board of Review:**

**Planning Board:**

**REGULAR MEETING**

**SUBDIVISIONS:**

EEB Farm Final

Approval

Krug/East Hampton

**SUBWAIVER:**

**SITE PLAN:**

**OTHER:**

**URBAN RENEWAL:**

**COMPREHENSIVE PLAN:**

**OLD FILED MAPS:**

**PUBLIC HEARINGS:**

\*\*\*\*\*

**PLANNING BOARD  
TOWN OF EAST HAMPTON  
WORK SESSION:  
May 18, 2020**

\*\*\*\*\*

**SUBDIVISION REVIEW:**

**SUBWAIVER REVIEW:**

**SITE PLAN REVIEW:**

T-Mobile Northeast, LLC Home Sweet Home Wainscott  
Emergency Service Communications Facility  
at Springs Fire District

Parsons/Schantz/Wainscott  
Cortese/Schantz/Springs

**COMPREHENSIVE PLAN:**

**ZONE CHANGES:**

**OTHER:**

**URBAN RENEWAL:**

**OLD FILED MAPS:**

.....

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

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**In the Matter of the Application**

**CONDITIONAL  
FINAL  
APPROVAL**

**of**

**EEB FARMS LLC FINAL SUBDIVISION**

**SCTM #300-166-4-3.2**

**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. NATURE OF APPLICATION:** Final subdivision application pursuant to Chapter 220 (Subdivision of Land) and Chapter 193 (Open Space Preservation) of the East Hampton Town Code.
- 2. OWNER OF PROPERTY:** EEB Farms
- 3. SIZE OF PROPERTY:** 20.59 acres
- 4. NUMBER OF LOTS PROPOSED:** Four lots
- 5. SIZE OF PROPOSED RESERVED AREA:** 138,886 sq. ft.
- 6. SIZE OF PROPOSED AGRICULTURAL RESERVED AREA:** 338,771 sq. ft.
- 7. PREPARER OF PROPOSED MAP:** Saskas Surveying Co.
- 8. DATE OF PROPOSED MAP:** April 29, 2019
- 9. DATE OF PRELIMINARY SUBDIVISION APPROVAL:** July 27, 2016
- 10. DATE OF PUBLIC HEARING ON APPLICATION:** None. A public hearing was held on the preliminary map. Because no issues have arisen which would warrant a hearing on the proposed final map, such hearing has been waived pursuant to § 220-2.13 of the Town Code.

**B. PROPERTY LOCATION AND DESCRIPTION**

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-164-4-3.2
- 2. STREET LOCATION:** Spring Close Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** East Hampton
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:**
- 6. EXISTING FILED MAP NAME:** N/A
- 7. EXISTING FILED MAP NUMBER:** N/A

8. **FILING DATE OF EXISTING MAP:** N/A
9. **BLOCK NUMBER IN EXISTING FILED MAP:** N/A
10. **LOT NUMBERS IN EXISTING FILED MAP:** N/A

**C. ZONING CLASSIFICATION**

1. **ZONING DISTRICT:** A3 Residence
2. **ZONING OVERLAY DISTRICT:** N/A

**D. SEQRA REVIEW**

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
4. **DATE OF DETERMINATION:** April 6, 2016

**E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT**

1. Review by the Suffolk County Planning Commission is not required.
2. By letter dated February 7, 2020, the East Hampton Fire Department has advised the Board that the property is adjacent to public water and that no further review for fire protection devices is required.
3. By memorandum dated April 15, 2015 the Town Engineer found the engineering elements of the proposed subdivision to be satisfactory. There have not been any changes to these elements.
4. A Yield Map prepared by Saskas Surveying dated October 9, 2014 indicated that the parcel had a yield of 5 lots. The applicant reduced density from five lots to four lots and therefore, pursuant to the Long Island Workforce Housing Act is not required to provide a unit of affordable housing.
5. A *Stage IA Archival Search and Surface Inspection* prepared by James Trues and dated 1991 and a *Stage IB Cultural Resources Assessment* prepared by Robert J. Kalin in 1992 were submitted to the Planning Board. The Stage IB concluded that no significant cultural resources were found.
6. A *Phase I Environmental Assessment Report* prepared by Middleton Environmental Inc. and dated March 20, 2015 was prepared for the site. The report concluded that there was no evidence of the presence or possible presence of hazardous substances on the site and that no further testing was warranted on the subject property.

**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 satisfies the general policy and requirements of §§ 220-1.05 (A) through (N) of the Town Code.
2. The application meets the requirements enumerated in §§ 220-2.11 (A) through (D) of the Town Code.
3. The application meets the requirements of §§ 220-1.06 (A) through (J) of the Town Code.
4. The application adheres to the design criteria enumerated in Article III of Chapter 220 of the Town Code.
5. The application is made and approved pursuant to Chapter 193 (Open Space Preservation) of the Town Code, and meets all requirements of Chapter 193.
6. Except where those requirements have been varied pursuant to Chapter 193, the application satisfies all requirements of Chapter 255 (Zoning) of the Town Code.
7. The applicant will make all improvements deemed necessary by this Board pursuant to § 220-1.11 of the Town Code.
8. The applicant has satisfied all conditions of preliminary plat approval.

#### **G. DISPOSITION OF APPLICATION**

Final subdivision approval is hereby granted to the Map as described herein, subject to any conditions or modifications specified in § H below.

- 1. NAME OF APPROVED MAP:** Final Subdivision Map of EEB Farms LLC
- 2. PREPARER OF APPROVED MAP:** Saskas Surveying Co.
- 3. DATE OF APPROVED MAP:** April 29, 2019

#### **H. CONDITIONS OF APPROVAL**

The conditional final subdivision approval hereby granted is contingent upon full compliance with the conditions set forth in this section. No property may be transferred, nor any improvements made, except in accordance with this conditional approval.

1. No conveyances may be made of any of the lots shown on the Map (except as part of a

conveyance of the entire premises comprising the Map) until and unless the Map has been signed by the Planning Board Chair and recorded at the Office of the Suffolk County Clerk.

2. The Planning Board Chair shall not sign the Map until and unless the applicant has met the conditions contained in ¶ 5, 11, 13, 14, 16, 18, and 22 below.

3. For the sole purpose of enabling the Planning Board Chair to sign the Map, the applicant shall have satisfied any condition of this approval which requires the applicant to record one or more easements, declarations, or other legal instruments at the Office of the Suffolk County Clerk either **(a)** for easements or other conveyances which must be accepted by the Town Board, whether or not pursuant to the provisions of § 247 of the General Municipal Law, when these easements or other conveyances have been actually accepted by the Town Board, or **(b)** for all other easements, declarations, or legal instruments, when the form of these easements, declarations, or other instruments has been approved by counsel to this Board.

4. The applicant shall record any and all of the documents referred to in the preceding paragraph at the Office of the Suffolk County Clerk simultaneously with the filing of the Map, and shall return three (3) copies of each such recorded document, with proof of recordation shown thereon, to the Town Clerk before building permits will be issued on any of the lots shown on the Map.

5. The applicant shall prepare and submit a revised final Map containing the following additional notations:

- a. A homeowners' association shall be formed to own and manage the "natural reserved area" depicted on the map.
- b. "The Agricultural Reserved Area shown on the Map shall allow for an improved bicycle path within a 20' wide right of way to be constructed by a private or public entity with the approval of the owner of the reserved area."

6. The applicant shall perform the common driveway improvements specified on the final map.

7. The applicant shall install public water to serve the lots shown on the Map.

8. The applicant shall install belowground all utilities servicing the proposed lots, including electric, telephone, and, if available, cable television wiring, in accordance with the requirements of Chapter 220 of the Town Code. Any electric transformers placed, installed, erected, or constructed on this property or on the adjacent highway rights-of-way shall be located below natural grade.

9. Lots 1, 2, 3, and 4 shall take access from Spring Close Highway by way of a single common driveway as shown on the Map.

10. The Building Inspector shall not issue a Certificate of Occupancy for any construction which may take place on Lots 1, 2, 3, or 4 unless and until access to the said lot or lots from

Spring Close Highway is in accordance with the terms of this resolution.

11. The applicant shall prepare and submit a common driveway declaration (or easement) for Lots 1, 2, 3, and 4, including course descriptions of the common driveway, in form acceptable to and approved by counsel to this Board. The said declaration shall provide for its modification or termination only with the written consent of the East Hampton Town Planning Board and said declaration, after approval by counsel, shall be recorded at the Office of the Suffolk County Clerk simultaneously with the filing of the Map. Copies of the same, with proof of recordation shown thereon, shall be returned to the Town Clerk in accordance with the provisions of ¶ 4 above.

12. No buildings or structures may be placed, installed, erected, or constructed within the area depicted on the Map as "natural reserved area," nor may any clearing, grading, or filling occur within these areas, except for management of the man-made pond in accordance with a narrative prepared by Marshall Paetzel dated September 30, 2015, the said areas shall otherwise be left in their natural state forever.

13. In order to best effectuate and make permanent the foregoing condition, the applicant shall grant to and have accepted by the Town of East Hampton a scenic and conservation easement, in standard form acceptable to the East Hampton Planning Board and to counsel to this Board, covering the 138,886 sq. ft. natural reserved area shown on the Map to be so encumbered. The applicant shall record this easement with the Office of the Suffolk County Clerk simultaneously with the filing of the Map and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk in accordance with the provisions of ¶ 4 above.

14. The applicant shall establish a Property Owners' Association, incorporated in accordance with the Not-For-Profit Corporation Law of the State of New York, to own and manage the natural reserved area shown on the Map. The applicant shall by deed convey fee title in such reserved area to said Property Owners' Association simultaneously with the filing of the Map. Proof of incorporation, a copy of a declaration establishing by-laws for said Property Owners' Association, and a deed of conveyance to the Property Owners' Association shall be submitted to and approved by counsel to this Board, pursuant to §§ 193-4-50 and 220-1.06 of the Town Code. The certificate of incorporation, declaration establishing by-laws, and deed of conveyance to the Property Owners' Association shall be recorded with the Office of the Suffolk County Clerk and copies of the same, with proof of recordation shown thereon, shall be returned to the Town Clerk in accordance with the provisions of ¶ 4 above.  
above.

15. No buildings or structures may be placed, installed, erected, or constructed within the area depicted on the Map as "agricultural reserved area" except for agricultural buildings and structures which are reasonably necessary for agricultural operations actually being conducted within these areas, and provided that site plan approval of the East Hampton Town Planning Board is first obtained. These areas shall be maintained in such a state that they remain forever available and suitable for agricultural use. An improved bicycle path constructed within a 20' wide right of way by the Town of East Hampton or other public or private entity shall be allowed within the agricultural easement with the approval of the owner of the reserved area. The filed

deed to this reserved area shall acknowledge the potential for a future bicycle path and shall not exclude this potential.

16. In order to best effectuate and make permanent the foregoing condition, the applicant shall grant to and have accepted by the Town of East Hampton an agricultural use easement, in standard form acceptable to the East Hampton Planning Board and to counsel to this Board, covering the areas depicted on the Map as "agricultural reserved area." The applicant shall record this easement with the Office of the Suffolk County Clerk simultaneously with the filing of the Map and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk in accordance with the provisions of ¶ 4 above.

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

18. Four copies of the 20' Buffer Planting Plan prepared by Marshall Paetzel Landscape Architecture dated December 23, 2015 submitted during review of the preliminary application shall be submitted to the file. This plan shall represent the approved planting plan.

19. All landscaping shall be maintained by the applicant in accordance with the approved planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

20. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.

21. There shall be no further division of any of the lots shown on this Map.

22. The applicant shall prepare and submit a declaration of covenants and restrictions, incorporating the provisions of ¶ 9, 12, 15, 17, 19, 20, and 21 above and in standard form acceptable to and approved by Counsel to this Board. The said declaration shall provide for its modification or termination only upon the approval of the East Hampton Town Planning Board, after a public hearing held on ten (10) days' notice. Said declaration, after approval by counsel, shall be recorded at the Office of the Suffolk County Clerk simultaneously with the filing of the Map. Copies of the same, with proof of recordation shown thereon, shall be returned to the Town Clerk in accordance with the provisions of ¶ 4 above.

23. All conditions prerequisite to the signing of the Map by the Planning Board Chair shall be met within six (6) months of the date of this resolution.

## **I. VALIDITY OF APPROVAL**

The foregoing constitutes this Board's conditional final subdivision approval for the "Map of EEB Farms LLC". If any condition of this resolution is not met, or is not met within the

prescribed time period, the final subdivision approval hereby granted shall become void and of no effect.

DATED: May 18, 2020

cc: Andrew Strong,  
PO Box 2006  
Amagansett, NY  
Planning Department  
Building Inspector  
Board of Assessors



# TOWN OF EAST HAMPTON

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

Planning Department  
JoAnne Pahwul, AICP  
Director

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

May 12, 2020

**TO:** Planning Board

**FROM:** Eric Schantz   
Senior Planner

**RE:** T-Mobile Northeast LLC Home Sweet Home Site Plan/Special Permit  
Personal Wireless Service Facility (PWSF)  
SCTM# 300-197-2-3.2 & 16  
342 Montauk Highway, Wainscott

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**Last Review Date:** December 18, 2020

**Items and Date Received:** Applicant submission; Ten (10) (Plus three (3) additional copies and survey prepared by Michael K Wicks to be routed to the Architectural Review Board) Revised Plans prepared by John S Stevens dated April 13, 2020. (Z01 – Site Plan), (Z01A – Vicinity Plan), (Z02 Enlarged Site Plan), (Z02A – Enlarged Site Plan), (Z02B – Lighting Plan), (Z03 – Details), (Z03A – Details), (Z04 – Siting Elevations), (Z04B – Siting Elevations), (Z04C – Siting Elevations), (Z04A – Siting Elevations), (Z05 – Site Lines), (Z06 – Site Lines), (Z06 – Site Lines).

**Background Information:** Application has been made 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.

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.

## Issues for Discussion:

### Façade

The applicants have relocated the proposed rooftop-access ladder to the north side of the building, as requested by the Board at the time of the last review.

**Screening**

The proposed screening for the equipment area has been changed to Eastern red cedar (*Juniperus virginiana*) as per the Board’s request.

**Pending Site Plan**

The Board and the applicants should note that a site plan has been submitted which involves a substantial redesign of the interior of the building, a change of use and significant exterior alterations. The applicants should address what effects this proposed project may have on the subject application.

**Minor Site Plan**

At the time of the last review, the Board voted to require a public hearing.

**Conclusion**

In conclusion, the Board should determine if any additional information is required at this time. If not, then the application is complete and ready to be scheduled for a public hearing.

ES

**Planning Board Consensus**

*Is any additional information needed at this time?*

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

*Is the application complete and ready to be scheduled for a public hearing?*

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

**Additional Board Comments:**

\_\_\_\_\_

December 19, 2019

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

Re: T-Mobile Northeast, LLC Home Sweet Home Wainscott Site Plan/Special Permit/PWSF  
SCTM #300-192-2-3.2

Dear Mr. Gaudioso:

The East Hampton Town Planning Board reviewed your application at its December 18, 2019 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- Additional information is not necessary at this time.
- The board would like the ladder to be relocated to the rear of the building. This will be made a condition of approval.
- The proposed location of the cupola is acceptable.
- The location of the equipment area is acceptable; however, the proposed screening should be changed to red cedar.
- A public hearing will be required.

Please address the issues outlined in the planning department memo as modified by the planning board. If you have any questions or concerns, please contact the planning board committee member for your project, Louis Cortese, or contact the planner assigned to the project.

Please respond within three (3) months of the date of this letter with the required information or with a written reason why the required information cannot be submitted within that timeframe. If we have not received a response by March 20, 2020, your application will be considered to be withdrawn and a new application will need to be filed before review of your project can proceed. Please contact the planner if there are questions regarding this deadline.

Sincerely,

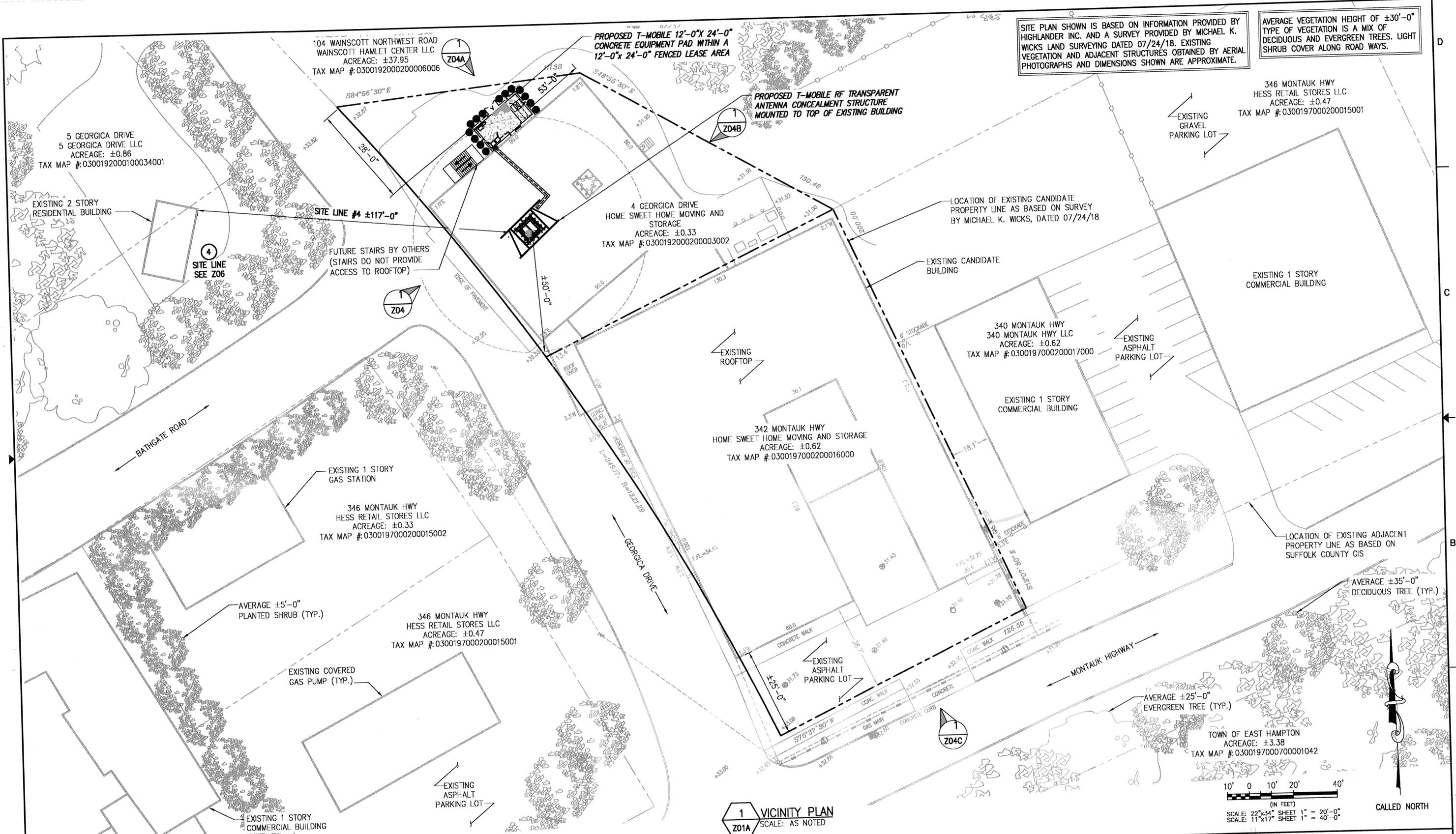
Samuel Kramer  
Chairman

SK/jtw  
Enc.

cc: Planning Department  
ARB

SITE PLAN SHOWN IS BASED ON INFORMATION PROVIDED BY HIGHLANDER INC. AND A SURVEY PROVIDED BY MICHAEL K. WICKS LAND SURVEYING DATED 07/24/18. EXISTING VEGETATION AND ADJACENT STRUCTURES OBTAINED BY AERIAL PHOTOGRAPHS AND DIMENSIONS SHOWN ARE APPROXIMATE.

AVERAGE VEGETATION HEIGHT OF ±30'-0" TYPE OF VEGETATION IS A MIX OF DECIDUOUS AND EVERGREEN TREES. LIGHT SHRUB COVER ALONG ROADWAYS.



1 VICINITY PLAN  
SCALE: AS NOTED

10' 0' 10' 20' 40'  
(IN FEET)  
SCALE: 22"x34" SHEET 1" = 20'-0"  
SCALE: 11"x17" SHEET 1" = 40'-0"

CALLED NORTH

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T-MOBILE NORTHEAST LLC  
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GREAT RIVER, NY 11739

**HOME SWEET HOME WAINSCOTT**  
342 MONTAUK HIGHWAY  
WAINSCOTT, NY 11975  
1059-C0002-C (544-002)

NO	DATE	REVISIONS	BY	CHK	APP'D
7	04/13/20	REVISED PER COMMENTS	BMM	MPS	AJD
6	01/09/20	REVISED PER COMMENTS	BMM	MPS	AJD
5	11/27/19	REVISED PER COMMENTS	BMM	MPS	AJD
4	10/18/19	REVISED PER COMMENTS	SKB	MPS	AJD
3	07/15/19	REVISED PER SCOPE	MPS	MPS	AJD

SCALE: DESIGNED: DRAWN:



MAY 12 2020

**VICINITY PLAN**

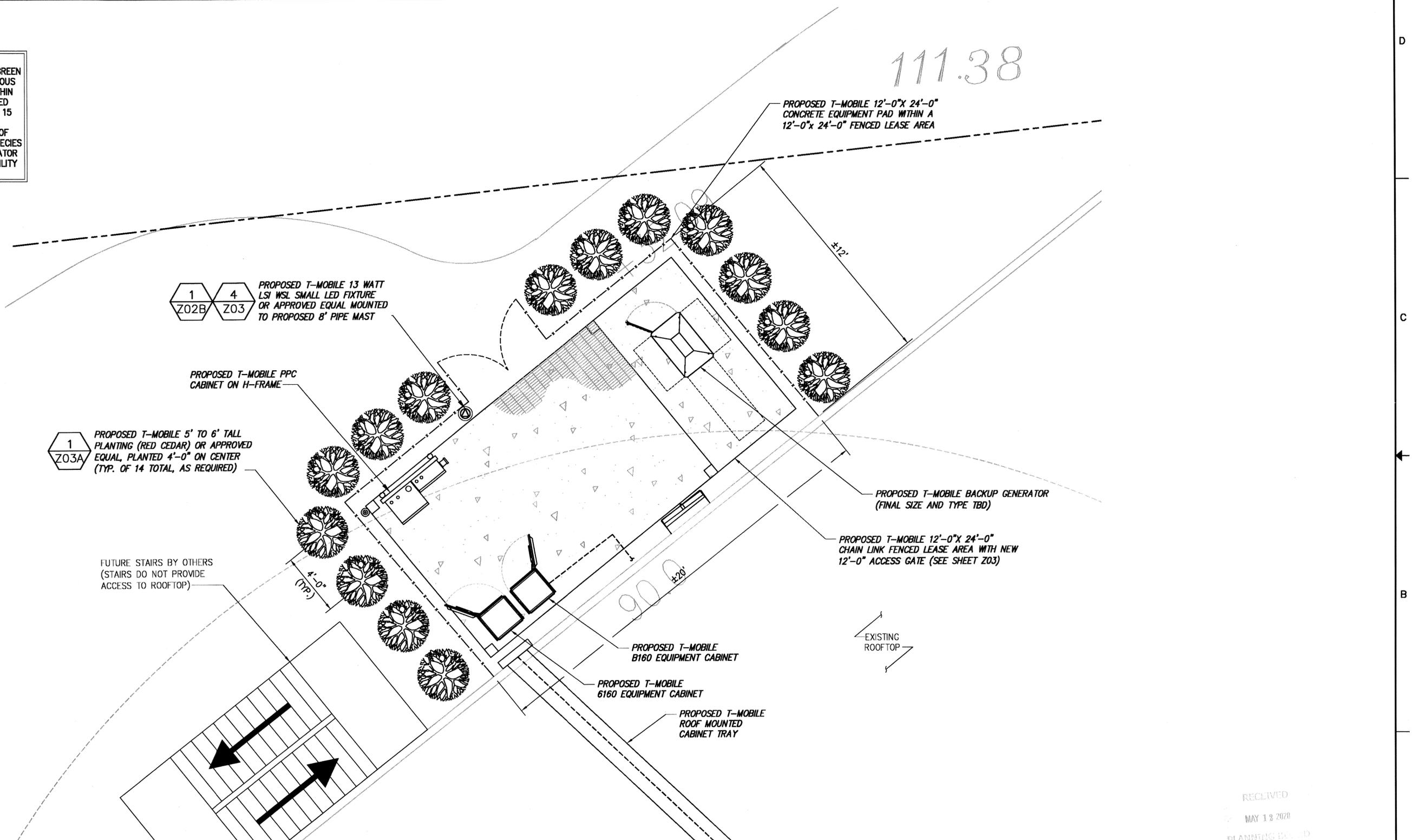
TOWN OF WAINSCOTT/SUFFOLK COUNTY TAX MAP NUMBER  
#0300-197-02-16 & 0300-192-02-3.2

JOB #	SITE #	DRAWING NUMBER	REV
		Z01A	7

NO PROPOSED CHANGES TO EXISTING VEGETATION. NO GRADING REQUIRED.

**NOTE:**

- AT LEAST ONE ROW OF RED CEDAR EVERGREEN SHRUBS CAPABLE OF FORMING A CONTINUOUS HEDGE AT LEAST FIVE FEET IN HEIGHT WITHIN TWO YEARS OF PLANTING SHALL BE SPACED NOT MORE THAN FIVE FEET APART WITHIN 15 FEET OF THE SITE BOUNDARY.
- LANDSCAPING MATERIALS SHALL CONSIST OF XERIC OR DROUGHT-RESISTANT NATIVE SPECIES AND SHALL BE MAINTAINED BY THE OPERATOR OF THE PERSONAL WIRELESS SERVICE FACILITY FOR THE LIFE OF THE INSTALLATION.



111.38

1 4  
Z02B Z03  
PROPOSED T-MOBILE 13 WATT LSI WSL SMALL LED FIXTURE OR APPROVED EQUAL MOUNTED TO PROPOSED 8' PIPE MAST

PROPOSED T-MOBILE PPC CABINET ON H-FRAME

1  
Z03A  
PROPOSED T-MOBILE 5' TO 6' TALL PLANTING (RED CEDAR) OR APPROVED EQUAL, PLANTED 4'-0" ON CENTER (TYP. OF 14 TOTAL, AS REQUIRED)

FUTURE STAIRS BY OTHERS (STAIRS DO NOT PROVIDE ACCESS TO ROOFTOP)

PROPOSED T-MOBILE BACKUP GENERATOR (FINAL SIZE AND TYPE TBD)

PROPOSED T-MOBILE 12'-0" X 24'-0" CHAIN LINK FENCED LEASE AREA WITH NEW 12'-0" ACCESS GATE (SEE SHEET Z03)

PROPOSED T-MOBILE 6160 EQUIPMENT CABINET

PROPOSED T-MOBILE 6160 EQUIPMENT CABINET

PROPOSED T-MOBILE ROOF MOUNTED CABINET TRAY

EXISTING ROOFTOP

1  
Z02A  
ENLARGED EQUIPMENT PLAN  
SCALE: AS NOTED

RECEIVED  
MAY 12 2020  
PLANNING BOARD  
1.5' 0 1.5' 3' 6'  
(IN FEET)  
SCALE: 22"x34" SHEET 1" = 3'-0"  
SCALE: 11"x17" SHEET 1" = 6'-0"

SITE PLAN SHOWN IS BASED ON INFORMATION PROVIDED BY HIGHLANDER INC. AND A SURVEY PROVIDED BY MICHAEL K. WICKS LAND SURVEYING DATED 07/24/18. EXISTING VEGETATION AND ADJACENT STRUCTURES OBTAINED BY AERIAL PHOTOGRAPHS AND DIMENSIONS SHOWN ARE APPROXIMATE.

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T-MOBILE NORTHEAST LLC  
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GREAT RIVER, NY 11739

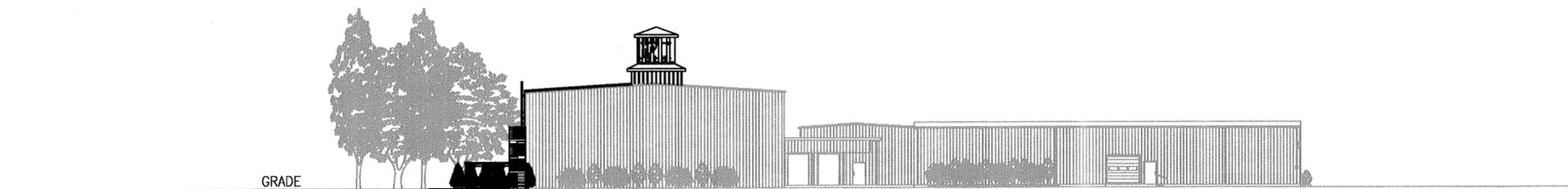
**HOME SWEET HOME WAINSCOTT**  
342 MONTAUK HIGHWAY  
WAINSCOTT, NY 11975  
1059-C0002-C (544-002)

7	04/13/20	REVISED PER COMMENTS	BMM	MPS	AJD
6	01/09/20	REVISED PER COMMENTS	BMM	MPS	AJD
5	11/27/19	REVISED PER COMMENTS	BMM	MPS	AJD
4	10/18/19	REVISED PER COMMENTS	SKB	MPS	AJD
3	07/15/19	REVISED PER SCOPE	MPS	MPS	AJD
NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED:	DRAWN:		



**ENLARGED SITE PLAN**

TOWN OF WAINSCOTT/SUFFOLK COUNTY TAX MAP NUMBER #0300-197-02-16 & 0300-192-02-3.2			
JOB #	SITE #	DRAWING NUMBER	REV
		Z02A	7

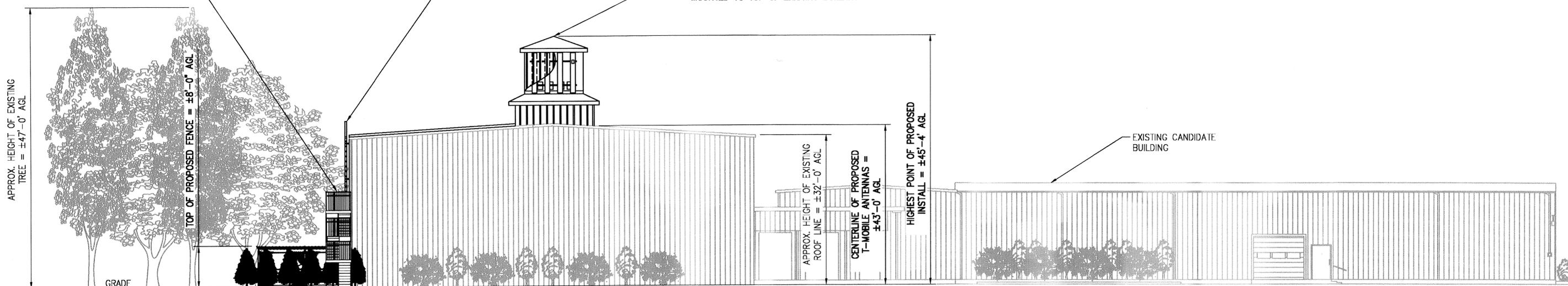


**1 WEST ELEVATION**  
 SCALE: 22"x34" SHEET 1/8" = 1'-0"  
 SCALE: 11"x17" SHEET 1/4" = 1'-0"

PROPOSED T-MOBILE ROOFTOP ACCESS FIXED LADDER ON REAR OF BUILDING WITH FALL ARREST SYSTEM (TO BE LOCKED)(PENDING FINAL DESIGN & ANALYSIS)(FINAL DESIGN TO COMPLY WITH T-MOBILE CELLULAR SITE SAFETY STANDARDS & CRITERIA)

PROPOSED T-MOBILE RF TRANSPARENT ANTENNA CONCEALMENT STRUCTURE MOUNTED TO TOP OF EXISTING BUILDING

FUTURE STAIRS BY OTHERS (STAIRS DO NOT PROVIDE ACCESS TO ROOFTOP)



PROPOSED T-MOBILE 12'-0"X 24'-0" CONCRETE EQUIPMENT PAD WITHIN A 12'-0"X 24'-0" FENCED LEASE AREA

**2 WEST ELEVATION**  
 SCALE: AS PROVIDED

RECEIVED  
 MAY 12 2020  
 PLANNING BOARD  
 5' 0' 5' 10' 20'  
 (IN FEET)  
 SCALE: 22"x34" SHEET 1" = 10'-0"  
 SCALE: 11"x17" SHEET 1" = 20'-0"

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 3500 SUNRISE HIGHWAY  
 GREAT RIVER, NY 11739

**HOME SWEET HOME WAINSCOTT**  
 342 MONTAUK HIGHWAY  
 WAINSCOTT, NY 11975  
 1059-C0002-C (544-002)

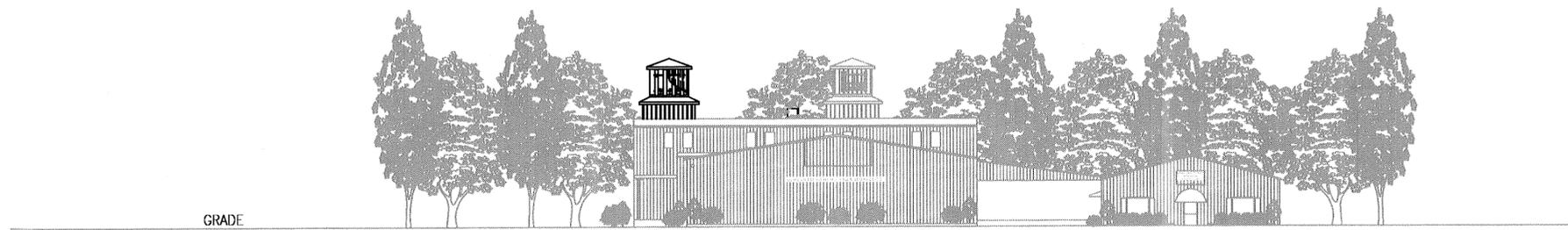
7	04/13/20	REVISED PER COMMENTS	BMM	MPS	AJD
6	01/09/20	REVISED PER COMMENTS	BMM	MPS	AJD
5	11/27/19	REVISED PER COMMENTS	BMM	MPS	AJD
4	10/18/19	REVISED PER COMMENTS	SKB	MPS	AJD
3	07/15/19	REVISED PER SCOPE	MPS	MPS	AJD
NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED:	DRAWN:		



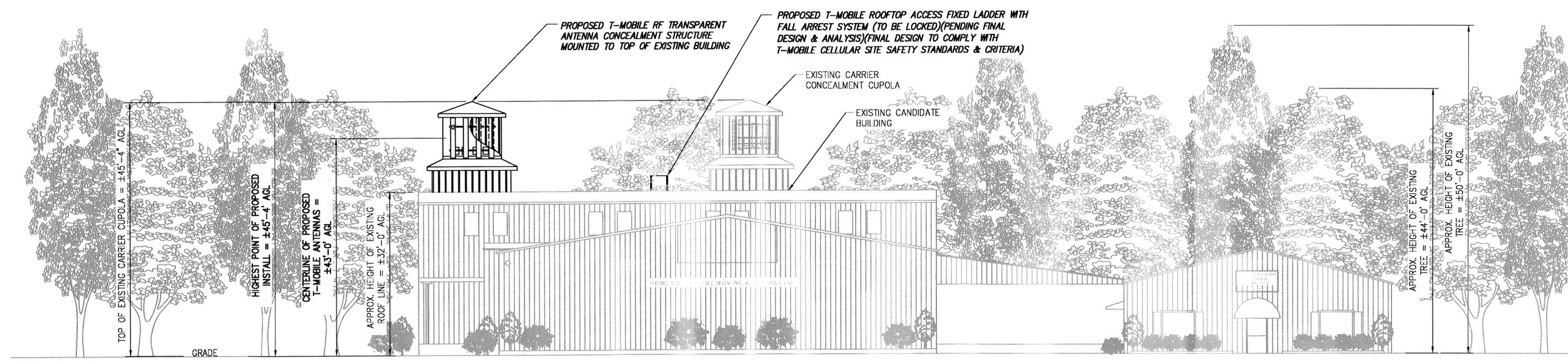
**SITING ELEVATIONS**

TOWN OF WAINSCOTT/SUFFOLK COUNTY TAX MAP NUMBER  
 #0300-197-02-16 & 0300-192-02-3.2

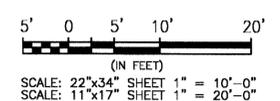
JOB #	SITE #	DRAWING NUMBER	REV
		Z04	7



**1 SOUTH ELEVATION**  
 SCALE: 22"x34" SHEET 1/8" = 1'-0"  
 SCALE: 11"x17" SHEET 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
 SCALE: AS PROVIDED



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 GREAT RIVER, NY 11739

**HOME SWEET HOME WAINSCOTT**  
 342 MONTAUK HIGHWAY  
 WAINSCOTT, NY 11975  
 1059-C0002-C (544-002)

7	04/13/20	REVISED PER COMMENTS	BMM	MPS	AJD
6	01/09/20	REVISED PER COMMENTS	BMM	MPS	AJD
5	11/27/19	REVISED PER COMMENTS	BMM	MPS	AJD
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED:	DRAWN:		

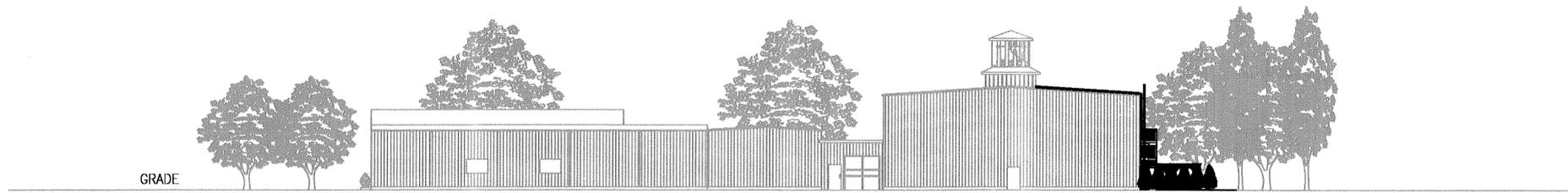


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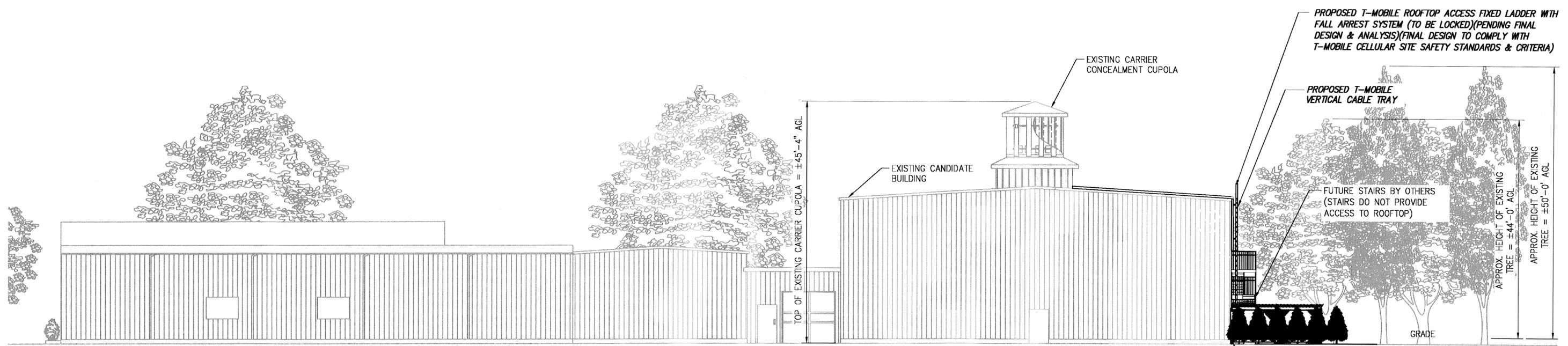
**SITING ELEVATIONS**

TOWN OF WAINSCOTT/SUFFOLK COUNTY TAX MAP NUMBER  
 #0300-197-02-16 & 0300-192-02-3.2

JOB #	SITE #	DRAWING NUMBER	REV
		Z04B	7



**1 EAST ELEVATION**  
 SCALE: 22"x34" SHEET 1/8" = 1'-0"  
 SCALE: 11"x17" SHEET 1/4" = 1'-0"



**2 EAST ELEVATION**  
 SCALE: AS PROVIDED

PROPOSED T-MOBILE ROOFTOP ACCESS FIXED LADDER WITH FALL ARREST SYSTEM (TO BE LOCKED)(PENDING FINAL DESIGN & ANALYSIS)(FINAL DESIGN TO COMPLY WITH T-MOBILE CELLULAR SITE SAFETY STANDARDS & CRITERIA)

PROPOSED T-MOBILE VERTICAL CABLE TRAY

FUTURE STAIRS BY OTHERS (STAIRS DO NOT PROVIDE ACCESS TO ROOFTOP)

PROPOSED T-MOBILE 12'-0" X 24'-0" CONCRETE EQUIPMENT PAD WITHIN A 12'-0" X 24'-0" FENCED LEASE AREA



SCALE: 22"x34" SHEET 1" = 10'-0"  
 SCALE: 11"x17" SHEET 1" = 20'-0"

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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED:	DRAWN:		



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 #0300-197-02-16 & 0300-192-02-3.2  

JOB #	SITE #	DRAWING NUMBER	REV
		Z04C	7

6

5

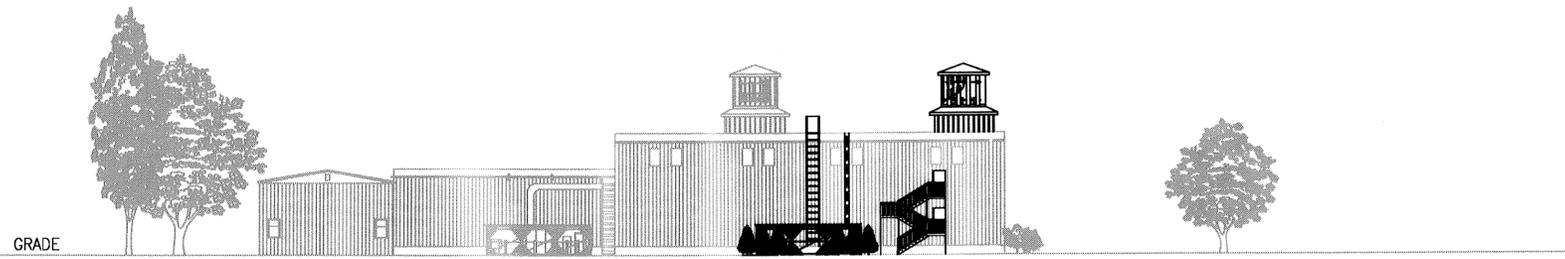
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3

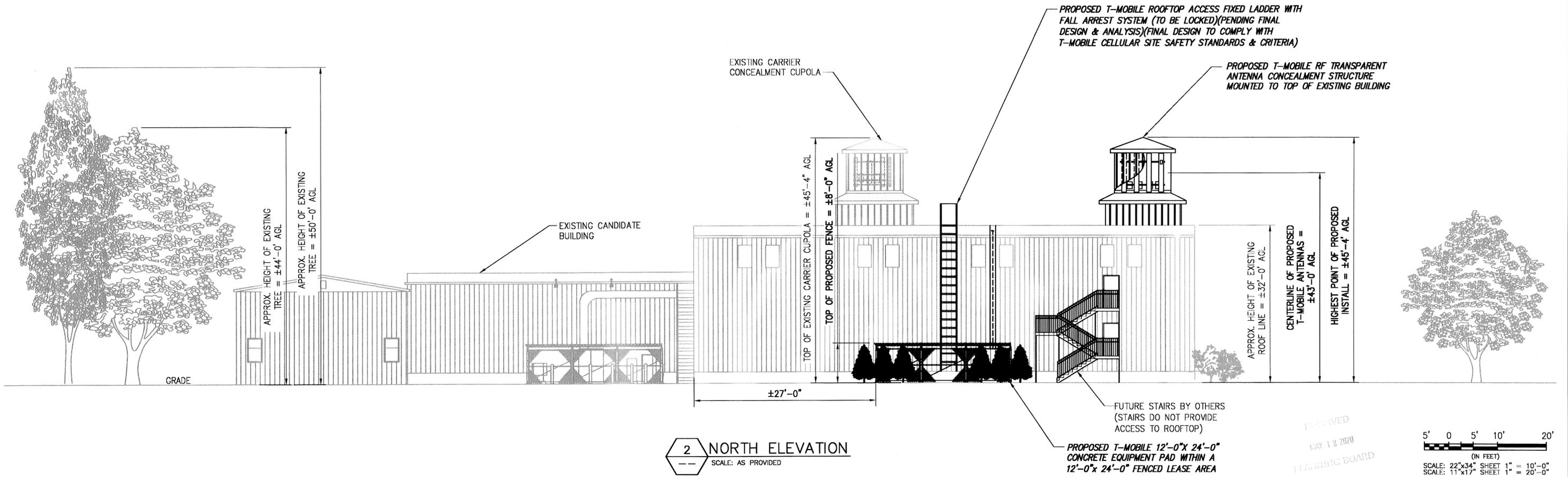
2

1

D  
C  
B  
A



**1 NORTH ELEVATION**  
 SCALE: 22"x34" SHEET 1/8" = 1'-0"  
 SCALE: 11"x17" SHEET 1/4" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: AS PROVIDED

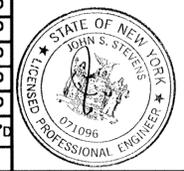
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NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED:	DRAWN:		



**SITING ELEVATIONS**

TOWN OF WAINSCOTT/SUFFOLK COUNTY TAX MAP NUMBER  
 #0300-197-02-16 & 0300-192-02-3.2

JOB #	SITE #	DRAWING NUMBER	REV
		Z04A	7



# TOWN OF EAST HAMPTON

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

Planning Department  
JoAnne Pahwul, AICP  
Director

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

May 12, 2020

**TO:** Planning Board

**FROM:** Eric Schantz *ES*  
Senior Planner *ES*

**RE:** Emergency Services Communication Facility at Springs Fire Department  
– Site Plan/Special Permit  
SCTM#300-62-2-18.2  
179 Fort Pond Boulevard

**Last Review Date:** December 18, 2019

**Items and Date Received:** Applicant submission; cover letter re: Ten (10) sets of Photosimulations, prepared by Creative Visuals, and dated February 26, 2020; Ten (10) sets of drawings prepared by Dewberry Engineering, Inc., and dated March 20, 2020 ( Z-1 Cover Sheet), (Z-2 Site Plan, Notes & Requirements), (Z-3 Aerial Photograph), (Z-4 Compound Plan), (Z-5 Elevation Looking North), (Z-6 Elevation Looking South), (Z-7 Elevation Looking West), (Z-8 Elevation Looking East), (Z-9 Construction Details I), (Z-10 Construction Details II), (Z-11 Antenna & Equipment Details).

**Background Information:** Site plan application has been made to construct a 180' tall monopole with various antennas and a dish for the East Hampton Police Department and Springs Fire Department along with ground level equipment shelter. Also proposed is the removal of an already-built 150' tall stealth monopole.

The property contains a ~11,000 sq. ft. firehouse building, garage, shed, and various other minor accessory structures for the Springs Fire Department. It is zoned NB: Neighborhood Business and situated on Fort Pond Boulevard in Springs. It is mostly cleared of naturally-occurring vegetation with areas of deciduous woodlands mostly in the north corner of the site.

Pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 128 of the Town Code the proposed project is an unlisted action.

## **Issues for Discussion:**

### **Visualizations**

At the time of the initial review, as well as the subsequent meeting on December 18, 2019, the Board requested that additional visualizations from various points in the surrounding area be submitted.

Additional visualizations from Creative Visuals LLC have been submitted. These include visual renderings from six (6) different locations along Talmage Farm Lane, Springs Fireplace Road and Fort Pond Boulevard. These images were produced based upon a field inspection performed on February 5, 2020.

The Planning Board should review this document and determine if any additional visual information is required. If no additional information is needed at this time then it appears that the application is otherwise complete.

### **SEQRA**

The Board should discuss whether or not the application presents the potential for a significant adverse environmental impact. Accordingly, a consensus over whether or not to make a negative declaration should be formed.

It is recommended that the Board consider the following questions which must be answered under SEQRA:

*“Will the proposed action impair the character or quality of the existing community?”*

*“Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?”*

As indicated in the submitted visualizations, the proposed tower would be visible from both the Springs Historic District and a Scenic Area of Statewide Significance (Accabonac Harbor Subunit).

### **Specific Special Permit Standards**

The Board is reminded that the subject application is for an emergency services facility and not a Personal Wireless Services Facility (PWSF). As such, the specific special permit standards of section 255-5-50 of the Town Code do not apply.

### **Conclusion**

In conclusion, the Board should determine if any additional information is required at this time. If no additional information is required then the Board should form a consensus on a SEQRA declaration.

ES

**Planning Board Consensus**

*Is the application complete or is any additional information required at this time?*

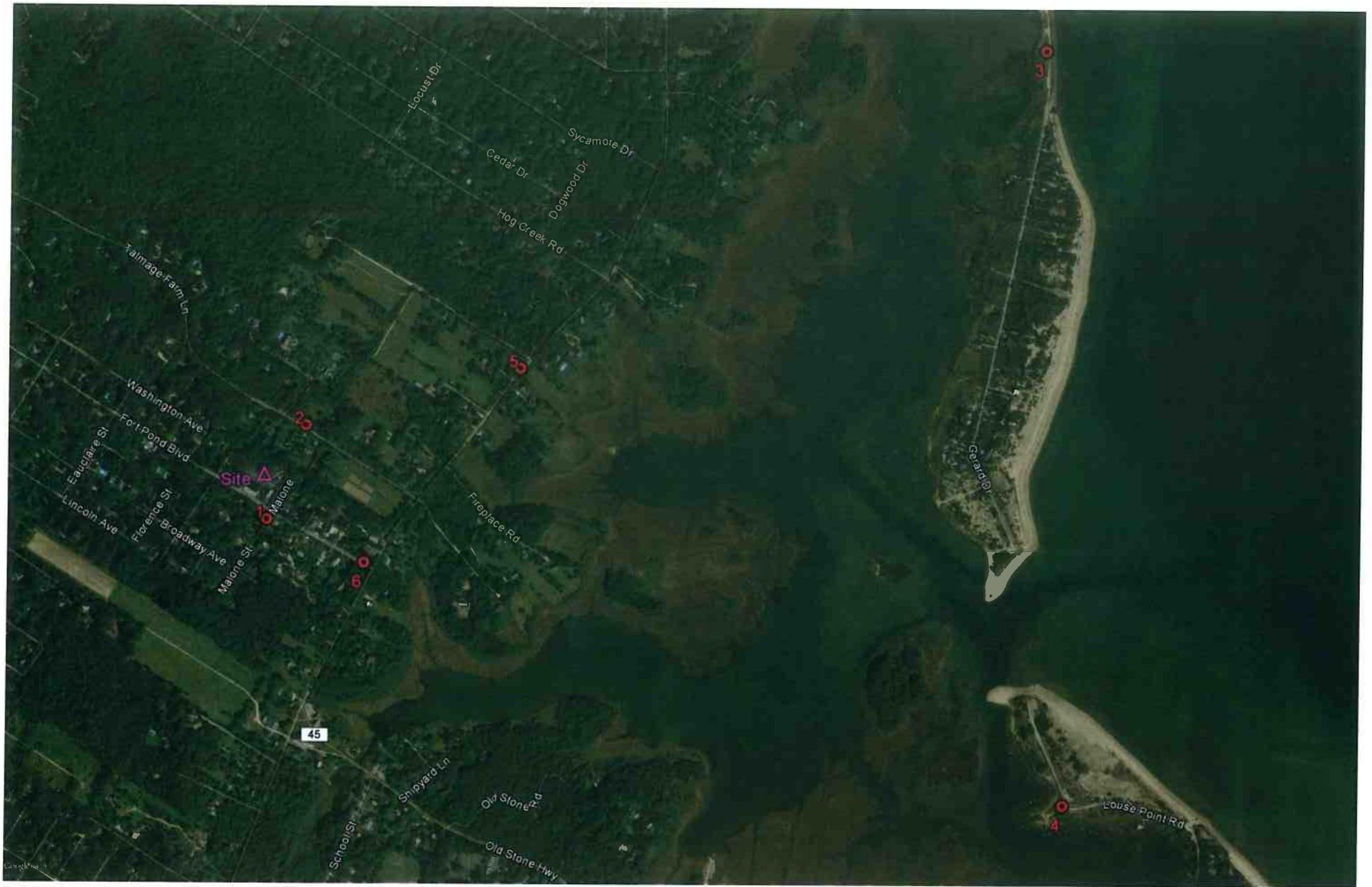
Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Does the Board wish to make a negative declaration?*

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

**Additional Board Comments:**

\_\_\_\_\_



Existing view

View point 1 - from the intersection of Fort Pond Boulevard and Malone Street

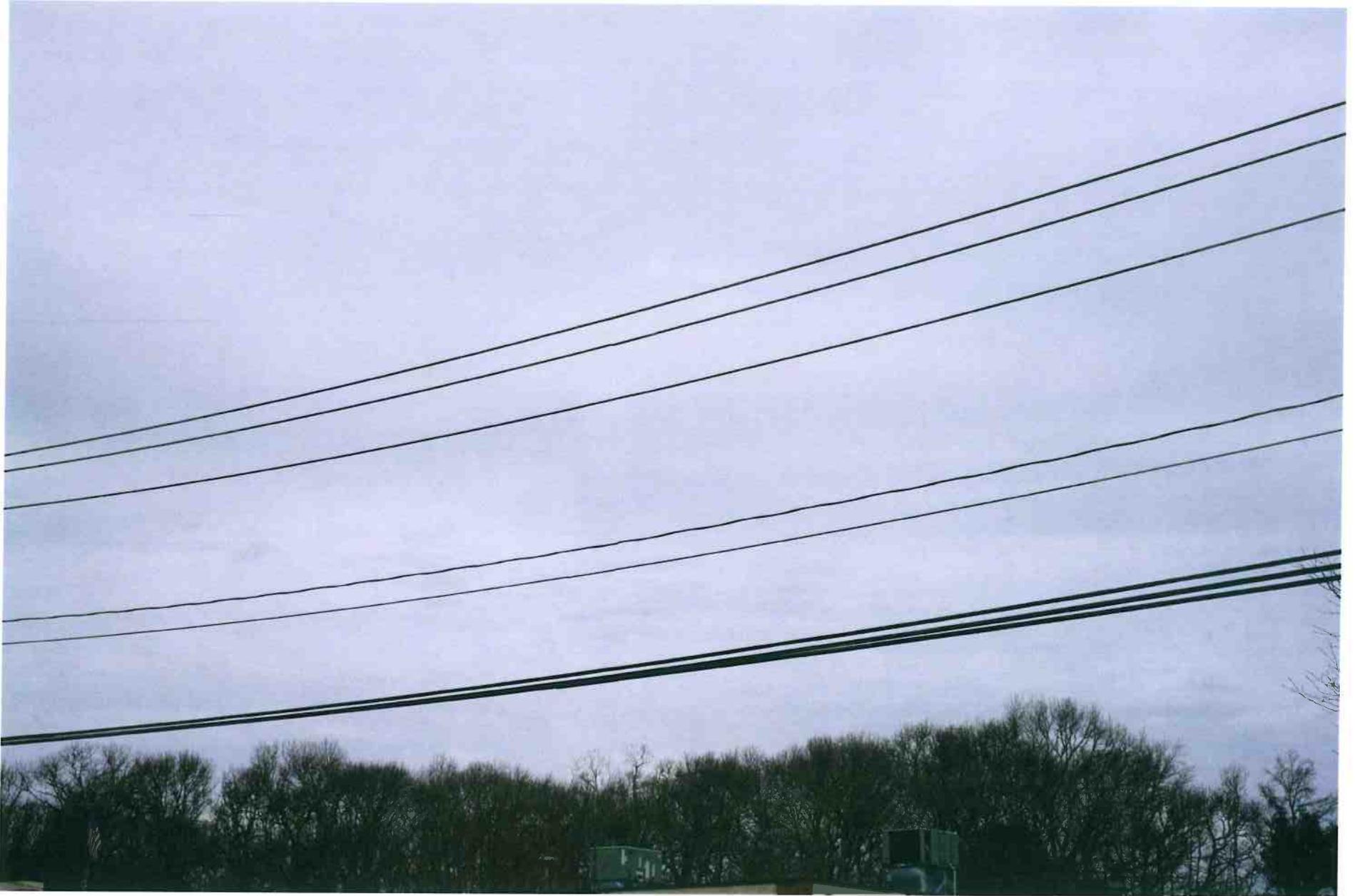


Photo by Creative Visuals LLC

View point 1 - from the intersection of Fort Pond Boulevard and Malone Street



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 2 - from Talmage Lane



Photo by Creative Visuals LLC

View point 2 - from Talmage Lane



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 3 - from near 216 Gerard Drive



Photo by Creative Visuals LLC

View point 3 - from near 216 Gerard Drive



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 4 - from near 112 Louse Point Road and Louse Point boat ramp



Photo by Creative Visuals LLC

View point 4 - from near 112 Louse Point Road and Louse Point boat ramp



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 5 - from near 911 Springs Fireplace Road



Photo by Creative Visuals LLC

View point 5 - from near 911 Springs Fireplace Road



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 6 - from Fort Pond Boulevard

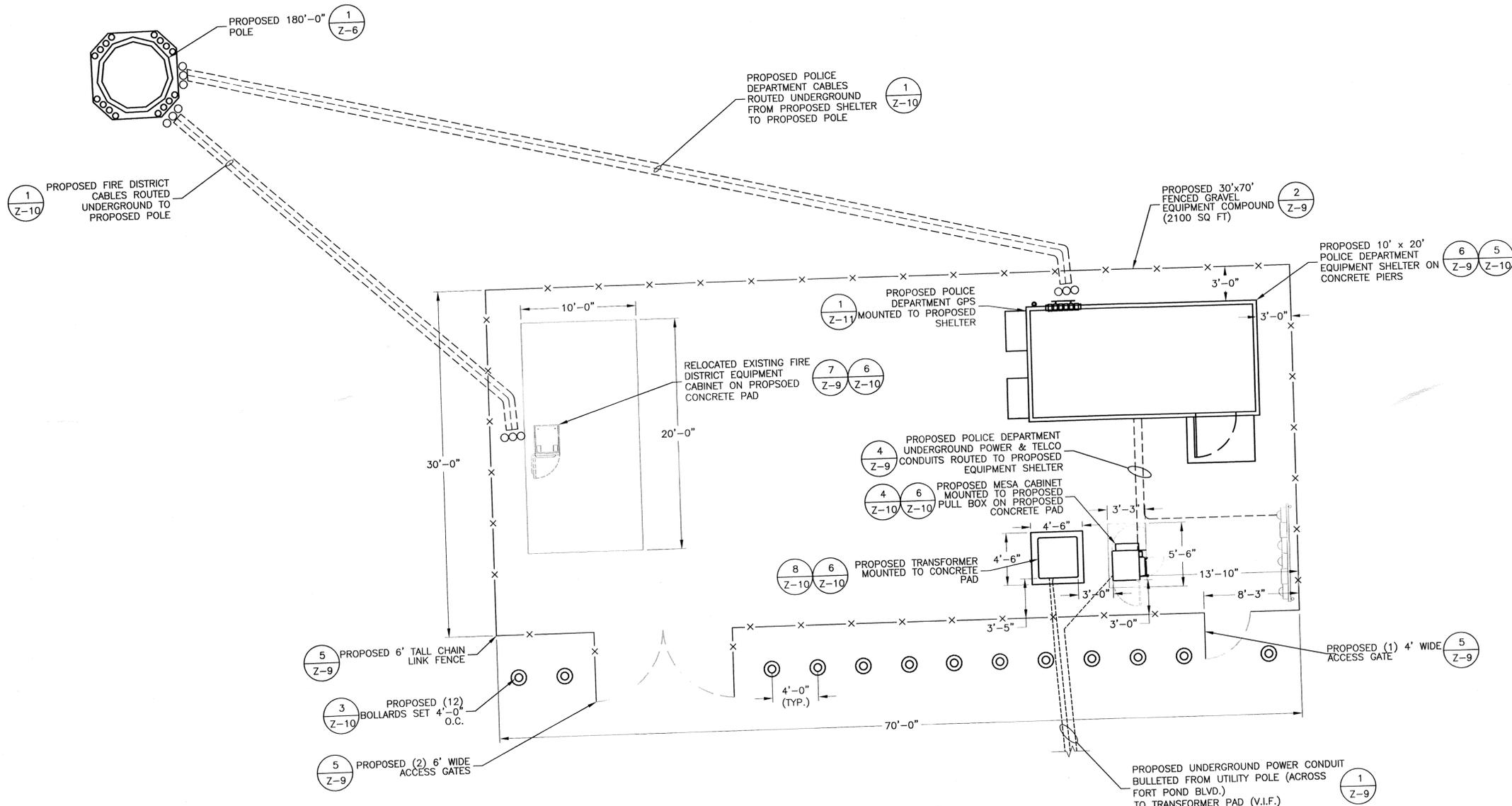


Photo by Creative Visuals LLC

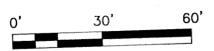
View point 6 - from Fort Pond Boulevard



Computer simulated photo by Creative Visuals LLC



**COMPOUND PLAN**  
 SCALE: 1"=60' FOR 11"x17"  
 1"=30' FOR 22"x34"



NOTE:  
 1. ALL EQUIPMENT & EXISTING POLE ARE TO BE REMOVED OR RELOCATED TO NEW COMPOUND & EXISTING COMPOUND AREA TO BE RESTORED TO MATCH CONDITIONS PRIOR TO ITS CONSTRUCTION.

**SPRINGS FIRE DISTRICT**

ZONING DRAWINGS

10	03/20/20	REVISED PER COMMENTS
9	03/17/20	REVISED PER COMMENTS
8	03/11/20	REVISED PER COMMENTS
7	03/02/20	REVISED PER COMMENTS
6	02/25/20	REVISED PER COMMENTS
5	02/07/20	REVISED PER COMMENTS
4	01/10/20	REVISED PER COMMENTS
3	01/08/20	REVISED PER COMMENTS
2	11/19/19	REVISED PER COMMENTS

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 600 PARSIPPANY ROAD  
 SUITE 301  
 PARSIPPANY, NJ 07054  
 PHONE: 973.739.9400  
 FAX: 973.739.9710

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 NEW YORK LICENSE NO. 097512

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REVIEWED BY:	JWS
CHECKED BY:	GHN
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JOB NUMBER:	50078181
SITE ADDRESS:	

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SHEET TITLE  
 COMPOUND PLAN

SHEET NUMBER

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3	01/08/20	REVISED PER COMMENTS
2	11/19/19	REVISED PER COMMENTS

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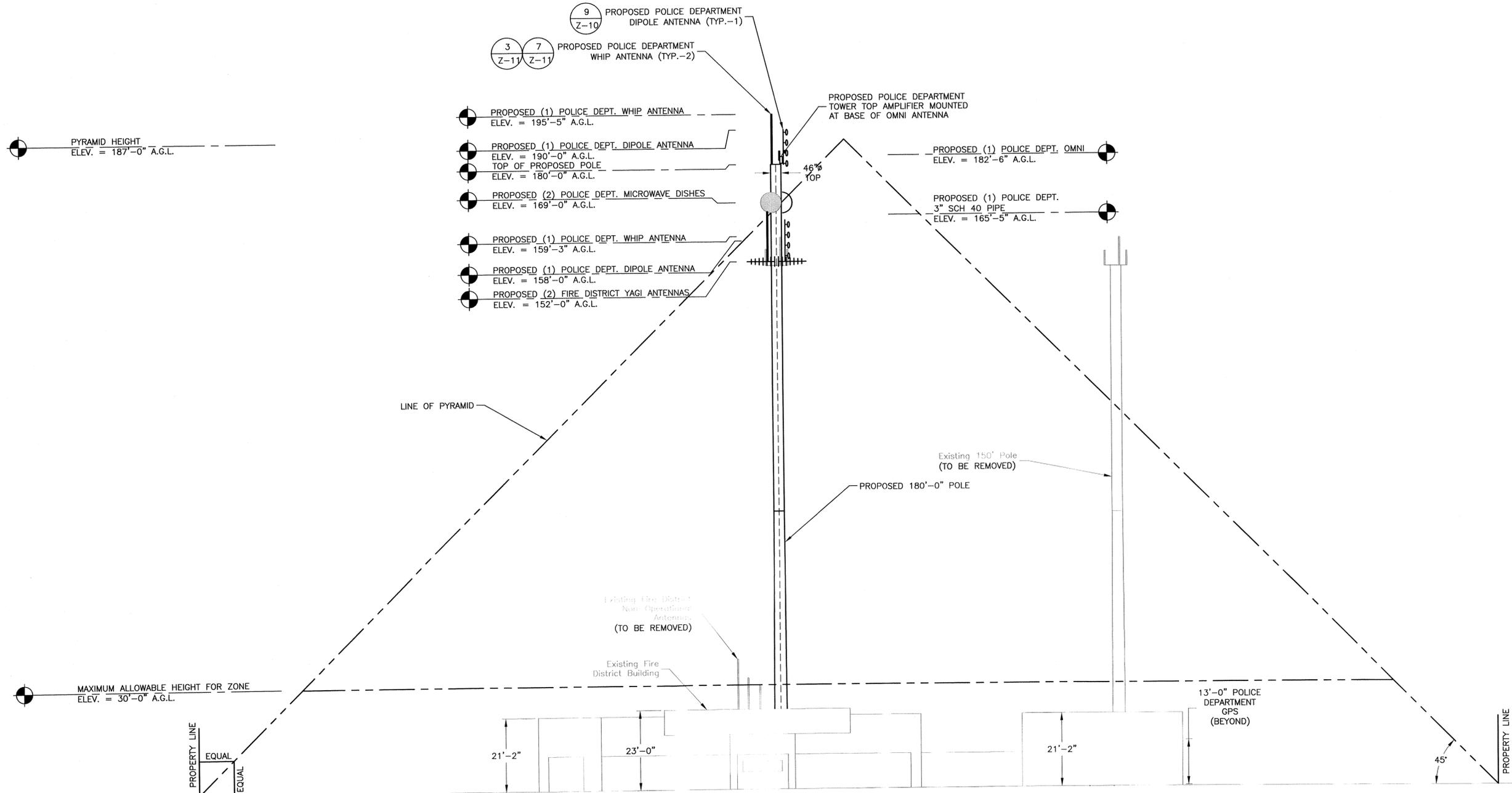
SHEET TITLE

ELEVATION LOOKING NORTH

SHEET NUMBER

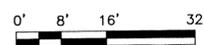
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**ELEVATION LOOKING NORTH**

SCALE: 1/32"=1' FOR 11"x17"  
1/16"=1' FOR 22"x34"



1



ELITE TOWERS L.P.  
1 SOUTH DURKEE LANE  
EAST PATCHOGUE, NY 11722

**SPRINGS FIRE DISTRICT**

**ZONING DRAWINGS**

10	03/20/20	REVISED PER COMMENTS
9	03/17/20	REVISED PER COMMENTS
8	03/11/20	REVISED PER COMMENTS
7	03/02/20	REVISED PER COMMENTS
6	02/25/20	REVISED PER COMMENTS
5	02/07/20	REVISED PER COMMENTS
4	01/10/20	REVISED PER COMMENTS
3	01/08/20	REVISED PER COMMENTS
2	11/19/19	REVISED PER COMMENTS



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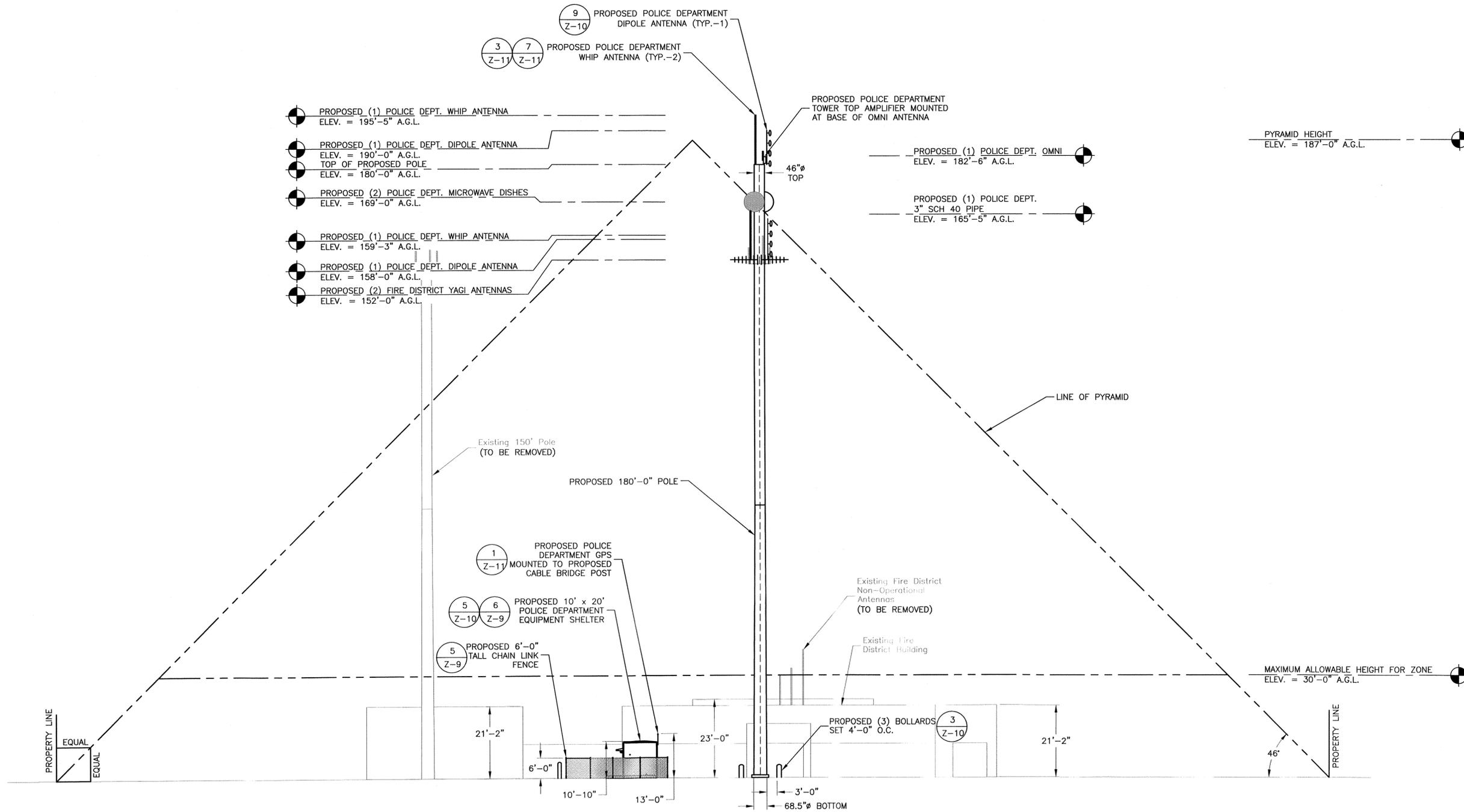
179 FORT POND BLVD  
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SHEET TITLE

ELEVATION LOOKING SOUTH

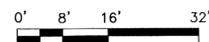
SHEET NUMBER

Z-6



**ELEVATION LOOKING SOUTH**

SCALE: 1/32"=1' FOR 11"x17"  
1/16"=1' FOR 22"x34"



NOTE:  
1. GARAGE STRUCTURE NOT SHOWN IN ELEVATION FOR CLARITY.

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ZONING DRAWINGS

10	03/20/20	REVISED PER COMMENTS
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2	11/19/19	REVISED PER COMMENTS



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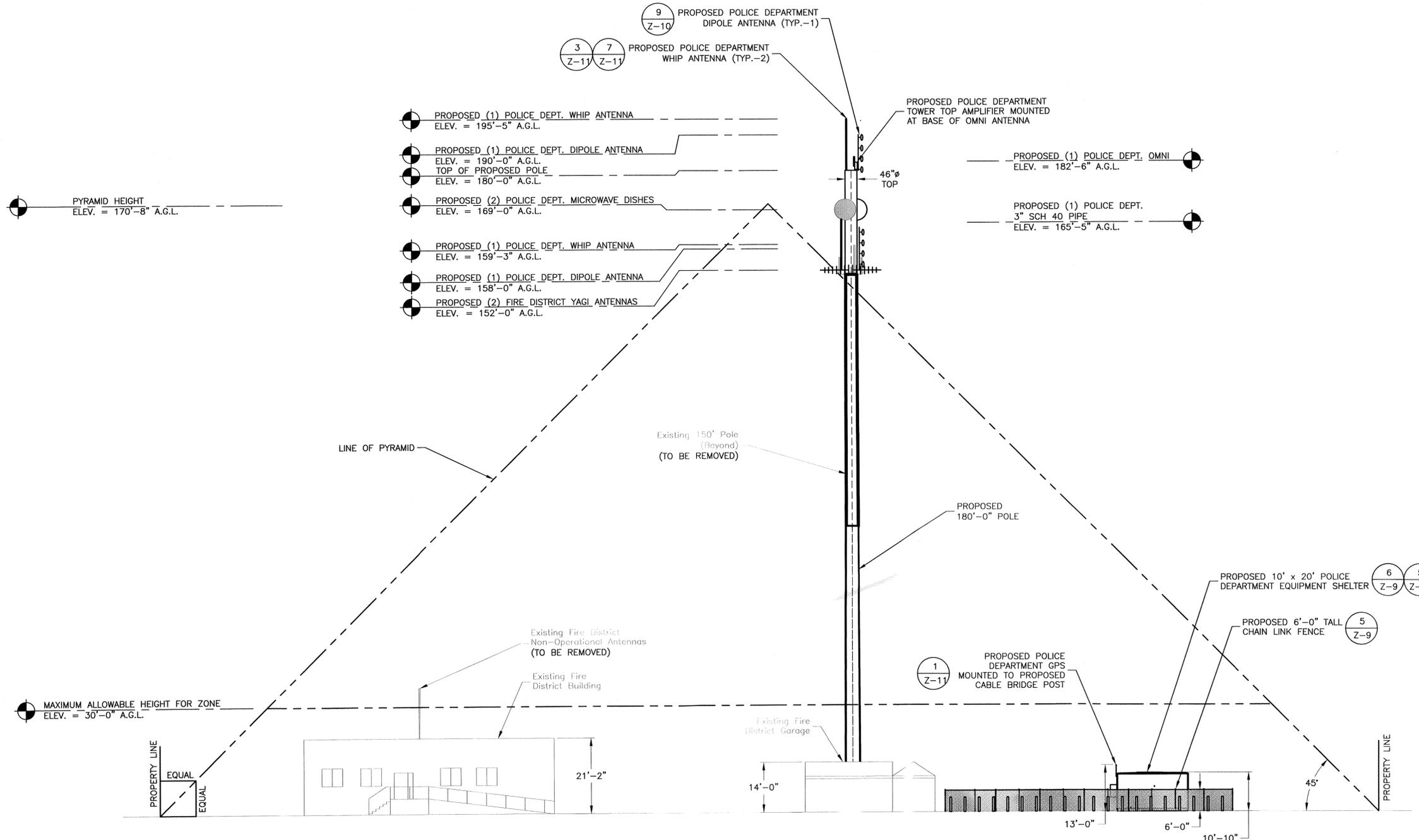
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SHEET TITLE

ELEVATION LOOKING WEST

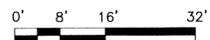
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**ELEVATION LOOKING WEST**

SCALE: 1/32"=1' FOR 11"x17"  
1/16"=1' FOR 22"x34"



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**ZONING DRAWINGS**

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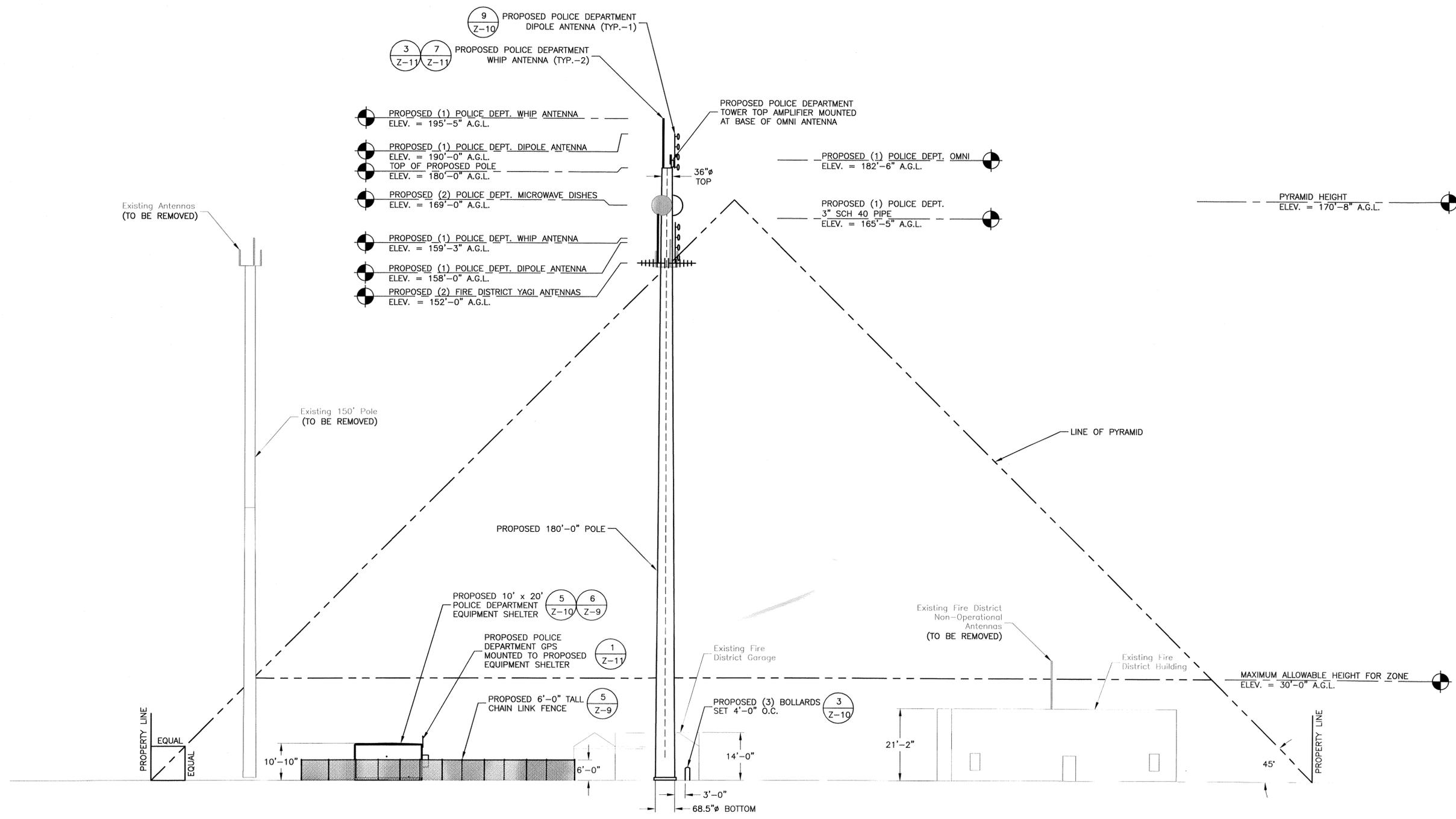
SHEET TITLE

ELEVATION LOOKING EAST

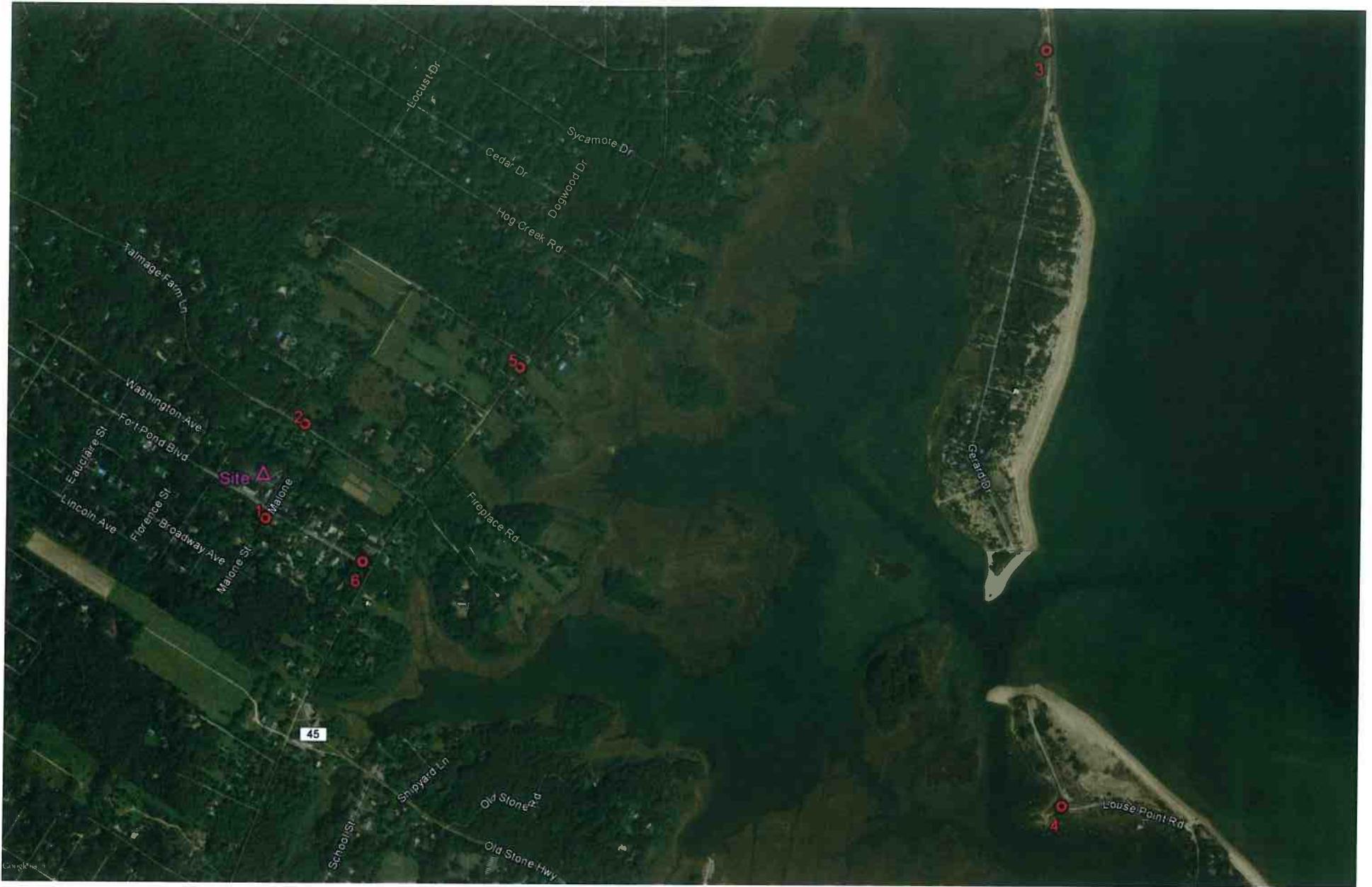
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**ELEVATION LOOKING EAST** ①  
SCALE: 1/32"=1' FOR 11"x17"  
1/16"=1' FOR 22"x34"  
0' 8' 16' 32'



Existing view

View point 1 - from the intersection of Fort Pond Boulevard and Malone Street

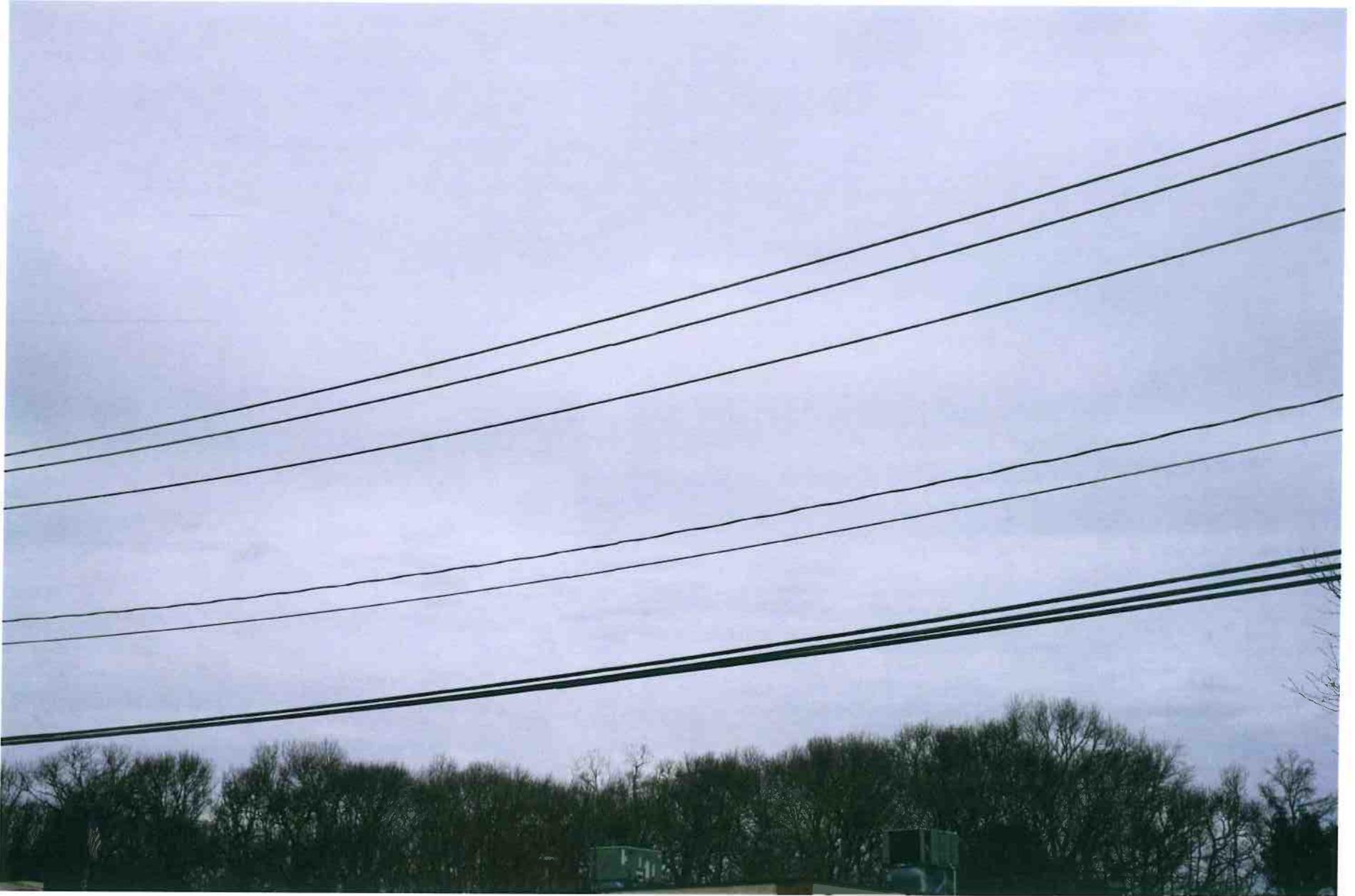


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View point 1 - from the intersection of Fort Pond Boulevard and Malone Street



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 2 - from Talmage Lane



Photo by Creative Visuals LLC

View point 2 - from Talmage Lane



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 3 - from near 216 Gerard Drive



Photo by Creative Visuals LLC

View point 3 - from near 216 Gerard Drive



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 4 - from near 112 Louse Point Road and Louse Point boat ramp



Photo by Creative Visuals LLC

View point 4 - from near 112 Louse Point Road and Louse Point boat ramp



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 5 - from near 911 Springs Fireplace Road



Photo by Creative Visuals LLC

View point 5 - from near 911 Springs Fireplace Road



Computer simulated photo by Creative Visuals LLC

Existing view  
View point 6 - from Fort Pond Boulevard



Photo by Creative Visuals LLC

View point 6 - from Fort Pond Boulevard



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