



# TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department  
Marguerite Wolffsohn  
Director

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May 29, 2019

**TO:** Planning Board

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

**RE:** 415 Duplex - Site Plan/Special Permit  
SCTM# 300-11-5-25  
415 West Lake Drive, Montauk

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**Last Review Date:** April 10, 2019

**Items and Date Received:** 05/15/19 Applicant submission; Cover letter; Ten (10) copies of proposed sanitary plan prepared by Michael D. Mapes dated April 26, 2019.

**Background Information:** Site plan application has been made to remove an existing single-family residence and construct two 21' 5" X 28' (600 sq. ft.) one-story "cottages".

The parcel is zoned RS: Resort and is situated off of West Lake Drive in Montauk in the harbor area. It is 100% cleared of naturally occurring vegetation and improved with a one story, single-family residence. It is bordered to the south by a motel building, to the rear by residences (in the B: Residence Zoning District) and to the north by a two-unit multiple residence which was recently (2015) the subject of site plan approval (419 Duplex Site Plan/Special Permit).

## Issues for Discussion:

### Sanitary System

The applicants have submitted a sanitary plan which provides sanitary calculations for a low nitrogen sanitary system. This plan also includes proposed drainage structures. The sanitary calculations appear to comply with Suffolk County Department of Health Services (SCDHS) standards. The Board should refer to the comments of the Town Engineer with regard to the storm water run-off calculations.

**Outstanding Items**

The Planning Board’s previous post-meeting memo outlining the outstanding items required before the application can be deemed complete has been attached. The applicant should review this list and supply the required items/information.

**Conclusion**

In conclusion, the application is incomplete pending the resolution of the aforementioned issues and the submission of the required items.

ES

**Additional Board Comments:**

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April 11, 2019

Sean Murphy  
40 East Lake Drive  
Montauk, NY 11954

Re: 415 Duplex Site Plan  
SCTM #300-11-5-25

Dear Mr. Murphy:

The East Hampton Town Planning Board reviewed your application at its April 10, 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:

- The board agreed to assume lead agency status.
- The applicant should consider proposing a common access with the neighboring property.
- The site plan should be revised as outlined in the planning department memo.
- The applicant should consider an alternate layout that does not require a variance.
- A Stage IA & B archaeological report should be submitted.

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 July 10, 2019, 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