



TOWN OF EAST HAMPTON


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September 5, 2019

TO: Planning Board

FROM: Eric Schantz 
Senior Planner

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

Last Review Date: August 14, 2019

Items and Date Received: Revised site plan

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:

Town Engineer

The Board has already held a public hearing and reviewed a wrap-up memo for this application but at the time of the last review the Town Engineer stated that at least one handicapped-accessible space must be provided. The applicants have submitted a revised site plan. The Board should read the most recent comments of the Town Engineer.

Conclusion

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

Items to be approved:

- Site Plan/Survey prepared by Hands On Surveying dated last revised August 26, 2019
- Sanitary plan prepared by Michael D. Mapes dated April 26, 2019.

Conditions of Approval:

- Approval of the ARB
- Approval of the SCDHS

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Is the application ready for approval?

Additional comments: _____

Additional Board Comments:
