



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

February 28, 2020

TO: Planning Board

FROM: JoAnne Pahwul, AICP
Planning Director

RE: Three Mile Harbor Vista II Subwaiver
SCTM#300-94-2-1
182 Three Mile Harbor Road

Background Information:

Application has been made to subdivide a 2.848 acre parcel into three lots ranging in size from 35,780 sq. ft. to 40,000 sq. ft. The parcel is zoned A-Residence and is located on the east side of Three Mile Harbor-Hog Creek Highway. The parcel contains the historic John Dart House and accessory structures, designated by the Town as a Special Historic Landmark.

Public Hearing

A public hearing was held on February 26, 2020. No members of the public spoke at the hearing and no written letters have been submitted to the file.

Town Engineer

By memo dated November 2, 2018, the Town Engineer found the engineering elements of the project to be satisfactory.

Montauk Fire Department

By memo dated March 29, 2019, the Fire Department requested an electric well to be located in the right of way of Three Mile Harbor Road-Hog Creek Highway as depicted on an attached sketch.

Zoning Board of Appeals

The ZBA has granted the required variances to permit Lot 2 to consist of 35,780 sq. ft., where the minimum lot area requirement in an A Residence zoning district is 40,000 sq. ft.

Suffolk County Planning Commission

Pursuant to an inter-municipal agreement, the subject application does not require referral to the SCPC.

SEQRA

A negative declaration pursuant to SEQRA and Chapter 78 of the Town Code was made on September 11, 2019.

Conclusion

In conclusion, the application is ready for approval based on the following.

Items to be approved:

Subdivision map prepared by Hands On Surveying and dated January 14, 2019.

Conditions of Approval

The conditions of approval shall include the following:

- Submission of an original copy of the approved map containing a stamped approval from the Suffolk County Department of Health.
- Installation of an electric well that complies with the standards in Chapter 220 of the Town Code and inspection and approval by the Springs Fire Department of said well prior to the issuance of a building permit.
- Acceptance and filing of a façade easement.

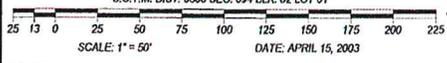
Planning Board Consensus

The Board should determine whether the application is ready for approval based on the above items to be approved and conditions of approval.

Additional Board Comments:

**MINOR
SUBDIVISION OF
THREE MILE HARBOR VISTA
SITUATE AT
THREE MILE HARBOR
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK**

S.C.T.M. DIST. 0300 SEC. 094 BLK. 02 LOT 01



ENGINEER
(SANITARY & WELL DESIGN ONLY)



CERTIFIED TO: THOMAS BURKE
REBEKAH BAKER
GUARDHILL FINANCIAL CORP.
FIDELITY NATIONAL TITLE INS. CO.

JOB NO. 2003-189
MAP NO. FILED:

REVISIONS:
NO. 1: CORRECTED
NO. 2: CORRECTED
NO. 3: CORRECTED
NO. 4: CORRECTED
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HANDS ON SURVEYING
36 SILVER BROOK DRIVE
FLAVERHAM, NEW YORK
11735
TEL: (631) 369-8313 FAX: (631) 369-8313
MARTIN D. HANDL'S

COME BY THE SUNNY DAY, DIGITAL PAPER OR ELECTRONIC, NOT BEARING THE LAND SURVEYOR'S SEAL OR UNLESS THE SEAL SHALL NOT BE CONSIDERED TO BE A FAKE COPY AND SHALL NOT BE USED FOR ANY PURPOSE.

I HEREBY CERTIFY THAT THIS MAP WAS MADE BY ME FROM ACTUAL SURVEYS COMPLETED APRIL 15, 2003 AND THAT ALL CONCRETE MONUMENTS SHOWN BEGIN EAST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT ALL LOTS ON THIS MAP ARE IN CONFORMANCE WITH THE REQUIREMENTS OF ZONE CHAPTER 255, OF THE TOWN CODE OR CHAPTER 193, OPEN SPACE, OF THE TOWN CODE.

DATE: MARTIN D. HANDL'S, L.C. NO. 050363

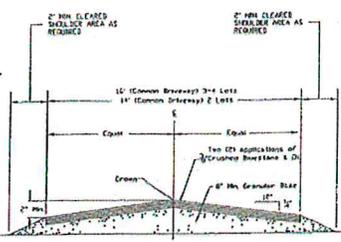
I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME UNDER MY DIRECTION BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

ENGINEER: DATE: SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES HUNTSVILLE, NEW YORK THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT WITH A TOTAL OF LOTS WAS APPROVED ON THE ABOVE DATE. WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES MUST CONFORM TO CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AND ARE SUBJECT TO SEPARATE PERMITS PURSUANT TO THOSE STANDARDS. THIS APPROVAL SHALL BE VALID ONLY IF THE REALTY SUBDIVISION OR DEVELOPMENT MAP IS DULY FILED WITH THE COUNTY CLERK WITHIN ONE YEAR OF THIS DATE. CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK IN ACCORDANCE WITH PROVISIONS OF THE PUBLIC HEALTH LAW AND THE SUFFOLK COUNTY SANITARY CODE. VITO A. MINELLI, P.E. DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

SITE DATA

LOT AREA: 174,044 SQ. FT. = 2.848 ACRES
ELEVATIONS REFERENCED TO APPROX. MSL DATUM AND ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS
NO SURFACE WATER EVIDENT WITHIN 300'
NO PUBLIC SEWERS WITHIN ONE HALF MILE
PROPERTY LOCATED WITHIN FLOOD ZONE X (OUTSIDE 500 YEAR FLOOD AREA) AS SHOWN ON FLOOD INSURANCE RATE MAP 36103C0218 G DATED MAY 4, 1998
TOTAL NO. OF PROPOSED LOTS: 3
AVERAGE LOT SIZE: 58,348 SQ. FT. = 0.866 ACRES
PROPOSED LOT 1: 40,000 SQ. FT. ACCESS EASEMENT: 4,298 SQ. FT. SLOPE & SCENIC EASEMENT: 2,145 SQ. FT. CONSERVATION EASEMENT: 5,038 SQ. FT. TOTAL LOT AREA: 44,298 SQ. FT. = 1.017 ACRES
PROPOSED LOT 2: 35,710 SQ. FT. ACCESS EASEMENT: 3,965 SQ. FT. CONSERVATION EASEMENT: 7,932 SQ. FT. TOTAL LOT AREA: 39,746 SQ. FT. = 0.912 ACRES
PROPOSED LOT 3: 40,000 SQ. FT. CONSERVATION EASEMENT: 15,137 SQ. FT. TOTAL LOT AREA: 40,000 SQ. FT. = 0.918 ACRES

ALLOWABLE CLEARING: 10,000 SQ. FT. + 2% LOT AREA
LOT 1: ALLOWABLE: 20,000 SQ. FT. = 50% EXISTING CLEARING AS OF 1/16/17: 18,633 SQ. FT. = 41.3%
LOT 2: ALLOWABLE: 18,945 SQ. FT. = 53.9%
LOT 3: ALLOWABLE: 20,000 SQ. FT. = 50%
ALLOWABLE BUILDING COVERAGE: 15% OR 8,398 SQ. FT., WHICHEVER IS LESS
LOT 1: ALLOWABLE: 6,000 SQ. FT. = 15% EX. BUILDING COVERAGE: 1,745 SQ. FT. = 4.2%
LOT 2: 20% OR 5,999 SQ. FT., WHICHEVER IS LESS ALLOWABLE: 5,999 SQ. FT. = 16.9%
LOT 3: ALLOWABLE: 6,000 SQ. FT. = 15%
ALLOWABLE TOTAL LOT COVERAGE: 40% OR 20,399 SQ. FT., WHICHEVER IS LESS
LOT 1: ALLOWABLE: 16,000 SQ. FT. = 40% EX. TOTAL LOT COVERAGE: 2,880 SQ. FT. = 6.9%
LOT 2: 50% OR 15,999 SQ. FT., WHICHEVER IS LESS ALLOWABLE: 15,999 SQ. FT. = 44.7%
LOT 3: ALLOWABLE: 18,000 SQ. FT. = 40%



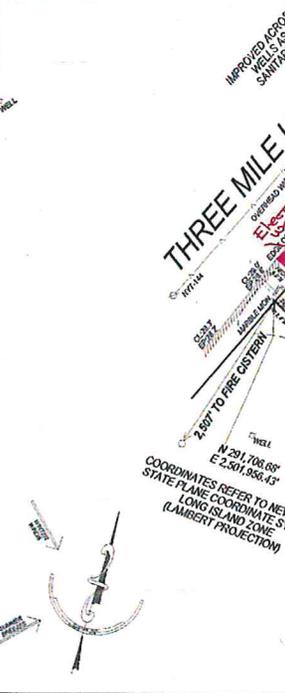
COMMON DRIVEWAY - SECTION VIEW (NOT TO SCALE)

CURRENT ZONING: A RESIDENCE
SCHOOL DISTRICT: SPRINGS
FIRE DISTRICT: SPRINGS
POSTAL DISTRICT: EAST HAMPTON - 11937
WATER DISTRICT: PRIVATE WELLS
CURRENT OWNER OF RECORD: THOMAS BURKE & REBEKAH BAKER 153 TOWN LANE EAST HAMPTON, N.Y. 11937

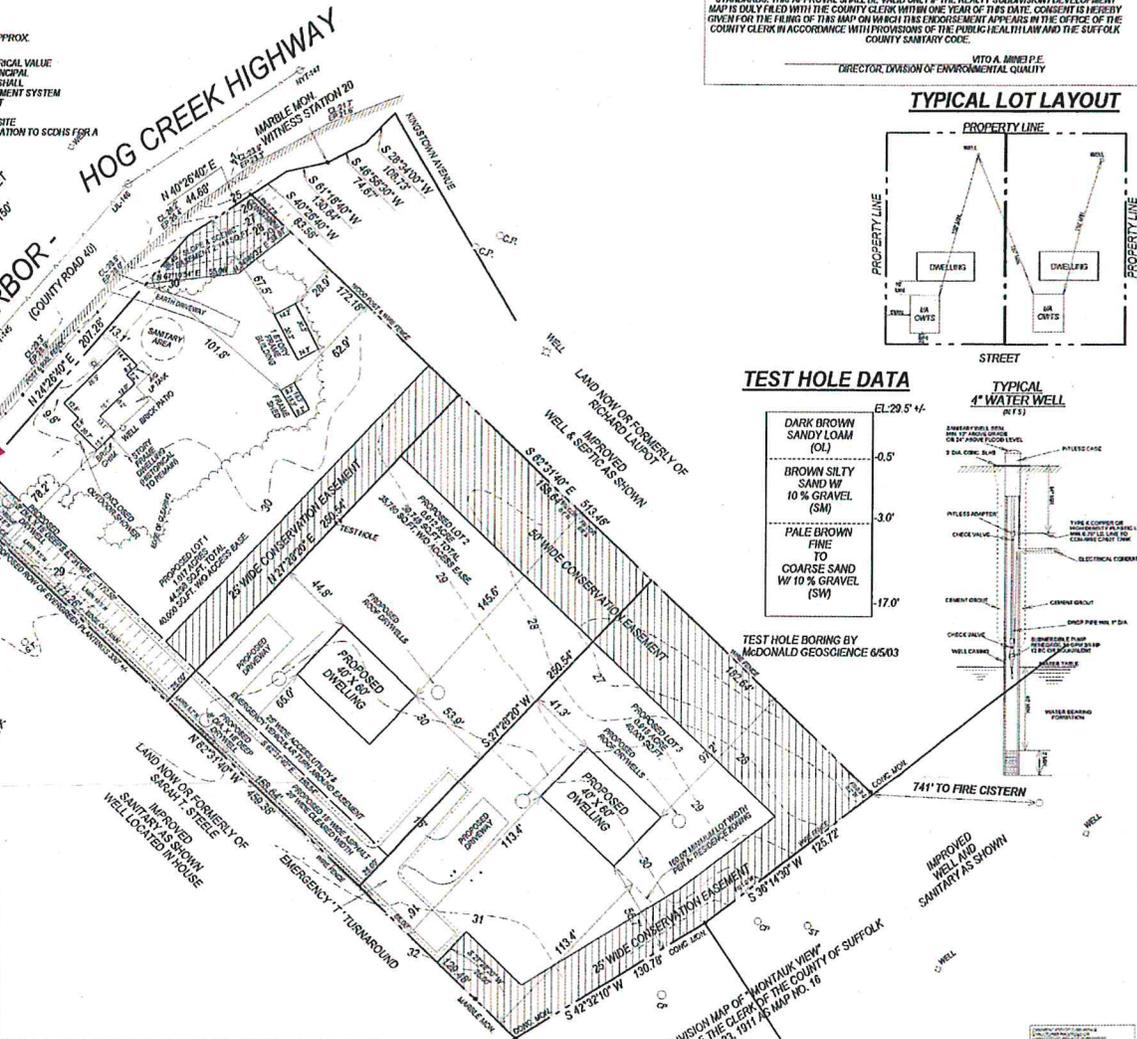
PROPOSED DWELLINGS SHALL HAVE LEADERS & GUTTERS CONNECTED TO ROOF DRAINS AND DESIGNED FOR A 2" RAINFALL
ALL UTILITIES TO BE INSTALLED UNDERGROUND IN ACCORDANCE WITH PUBLIC SERVICE COMMISSION REGULATIONS
PROPOSED ROW OF EVERGREENS TO BE 6" - 4" IN HEIGHT SPACED APPROX. 6' APART ON CENTER, APPROX 55 TREES IN TOTAL
PROPOSED LOT 1 - EXISTING DWELLING HAS BEEN DEEMED TO BE OF HISTORICAL VALUE AND SHALL REMAIN. TOWN OF EAST HAMPTON HAS GRANTED A SECOND PRINCIPAL DWELLING MAY BE CONSTRUCTED. EXISTING DWELLING SANITARY SYSTEM SHALL BE UPGRADED TO AN INNOVATIVE, ALTERNATE ONSITE WASTEWATER TREATMENT SYSTEM TO BE DESIGNED UPON INDIVIDUAL SCENES SINGLE FAMILY DWELLING PERMIT
SECOND PRINCIPAL DWELLINGS SHALL BE OF AN INNOVATIVE ALTERNATE ONSITE WASTEWATER TREATMENT SYSTEM DESIGN, TO BE DESIGNED UPON APPLICATION TO SCENES FOR A SINGLE FAMILY DWELLING PERMIT.
PROPOSED SANITARY DESIGN FOR LOTS 2 & 3 SHALL BE OF AN INNOVATIVE ALTERNATE ONSITE WASTEWATER TREATMENT SYSTEM DESIGN, TO BE DESIGNED UPON APPLICATION TO SCENES FOR A SINGLE FAMILY DWELLING PERMIT.

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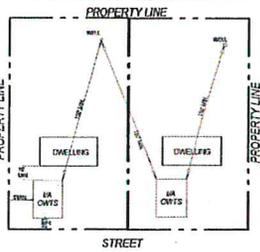
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KEY MAP



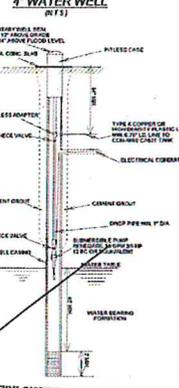
TYPICAL LOT LAYOUT



TEST HOLE DATA

EL. 29.5' +/-	DARK BROWN SANDY LOAM (CL)
-0.5'	BROWN SILTY SAND W/ 10% GRAVEL (SM)
-3.0'	PALE BROWN FINE TO COARSE SAND W/ 10% GRAVEL (SW)
-17.0'	

TYPICAL 4" WATER WELL



TEST HOLE BORING BY MCDONALD GEOSCIENCE 6/503

74' TO FIRE CISTERN

THIS IS TO CERTIFY THAT THIS MAP HAS BEEN APPROVED AS PROVIDED BY SUB-SECTION 16 OF THE TOWN LAW.

DATE OF APPROVAL: _____
DATE OF CERTIFICATION: _____
TOWN OF EAST HAMPTON PLANNING BOARD
CHAIRMAN OR VICE CHAIRMAN

RECEIVED
MAR 4 2019
PLANNING BOARD