



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul
Director

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

March 10th, 2020

TO: Planning Board

FROM: Marco Wu
Planner

RE: Cinque-Pierce - Lot Line Modification
SCTM# 300-172-9-28 & 29 & 31
105, 107, & 109 Meeting House Lane, Amagansett

Last Review Date: March 5, 2020

Items and Date Received:

- Land Survey of existing and proposed lot conditions dated 03/03/2020 prepared by David L. Saskas of Saskas Surveying Company, received 03/04/2020

Background Information:

Application has been made to modify the lot lines of parcels located on Meeting House Lane in Amagansett such that the number of lots will be reduced from 3 to 2. The proposal will eliminate SCTM#300-172-9-28, giving roughly half of its square footage to SCTM#300-172-9-29 and the other half to SCTM#300-172-9-31. Parcel 31 will increase from 17,044 sq. ft. to 21,412 sq. ft. and represent Lot 1. Parcel 29 will increase from 11,072 sq. ft. (including right-of-way) to 17,994 sq. ft. The existing house on Parcel 28 will be removed. The current landowners of Parcels 28 and 31 are Richard Pierce & Donna Francis. The current landowner of Parcel 29 is Michael Cinque, Trustee of the Credit Shelter Trust.

All three parcels have a two-story single family residence with varying accessory structures. Parcel 31 has a two story garage in the rear; Parcel 29 has a one story garage in the rear; and Parcel 28 has a swimming pool in the rear. The proposal will split Parcel 28 in half, the Western half with the house to be removed to Parcel 29 and the Eastern half with the pool to Parcel 31.

Issues for Discussion:

Lot Area & Coverage

The applicant had previously submitted a survey with lot area calculations that did not follow the Town Code's method of calculation as defined in §220-1.04 Definition of Lot

Area. The Planning Department has received a new survey dated March 3rd, 2020 that corrects the aforementioned issue. The existing parcels are non-conforming with regard to the required minimum lot area of 20,000 sq. ft. in a B Residence zoning district. With the new proposed changes, the lot area of Lot 1 is given as 21,412 sq. ft. and Lot 2 as 17,994 sq. ft., both becoming more conforming. The lot area calculation for Lot 1 now excludes the area of the flag strip as per the Town Code.

Public Hearing

A public hearing was deemed unnecessary by the Planning Board and one was not held.

Amagansett Fire Department

The Fire Marshall's comments has found that no additional fire measures will be required.

Suffolk County Department of Health Services (SCDHS)

The proposed lot line modification will require approval from the Suffolk County Department of Health Services.

Suffolk County Planning Commission (SCPC)

Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).

SEQRA

The application is a Type II action, SEQRA is not required.

Conclusion

In conclusion, provided the Board agrees, the application is ready for approval.

Items to be approved:

- Lot Line Modification dated March 3, 20 20 prepared by David L. Saskas of Saskas Surveying Company. P. C.

Conditions of Approval

- Submission of a site plan containing approval from the Suffolk County Department of Health.

Planning Board Consensus:

Does the Board find the application ready for approval?

Additional Board Comments:
