



# TOWN OF EAST HAMPTON

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Planning Department  
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April 16, 2020

**To:** Planning Board

**From:** JoAnne Pahwul, AICP  
Assistant Planning Director

**Re:** Cohen/Tepper Lot Line Modification  
SCTM#300-167-3, 14, 15, 16, & 17

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**Last Review Date:** December 4, 2019

**Items and Date Received:**

The following was received on March 18, 2020.

- Revised survey prepared by Saskas Surveying Co., P.C. and dated March 12, 2020;
- Existing and Proposed Urban Renewal Map Recommendations prepared by Due East Planning and dated February 27, 2020.

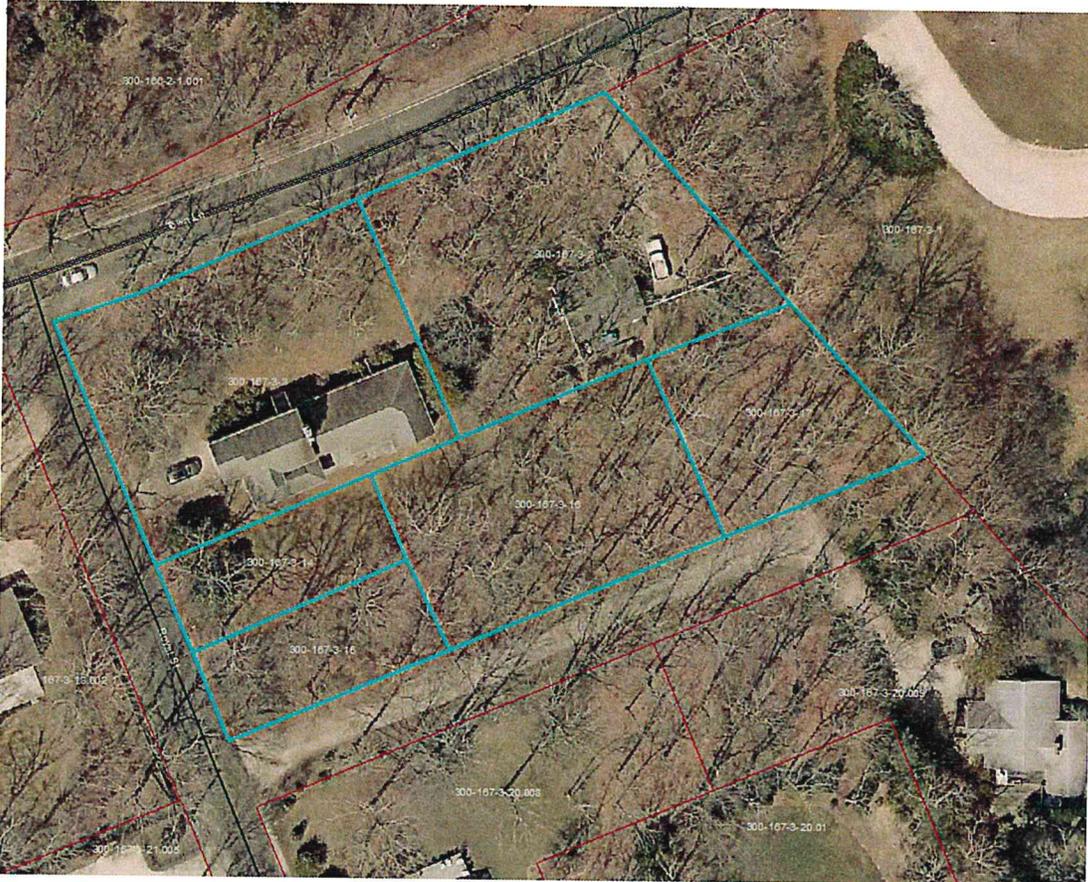
**Background Information:**

Application is made to revise the lot lines of two Urban Renewal parcels located in a B Residence zoning district on Town Lane and Royal Street. An area of 4,000 sq. ft. is proposed to be transferred from Lot 2 to Lot 1. Lot 1 is improved with a two story residence and Lot 2 is vacant. The Urban Renewal Map Study requires a scenic easement along Town Lane and 10' road widening easements along Royal Street.

During the initial review, the Planning Board requested the following additional information:

- The map should be revised to indicate the square footage of the scenic easement, and the lot area calculations should clarify that the road widening easement is not included;
- A revegetation plan for the clearing within the easement;
- A copy of the existing or proposed easements;
- Current ownership of the lots.

Additional information, including the revegetation plan, a copy of the existing easements, ownership of the lots, and a revised map were submitted in February 2020 and reviewed in a Planning Department memorandum dated March 6, 2020. It was determined at that time that there was an issue with lot area and the applicant postponed review of the application. An additional revised map has subsequently been submitted.



### **Issues for Discussion:**

#### **Lot Area Calculations**

The revised map has incorporated a portion of Underwood Avenue, the urban renewal road on the southerly side, that is scheduled to be abandoned to the centerline into Lot 2. Lot 2 now meets the minimum lot area requirement of 20,000 sq. ft. after excluding the area of the required road widening easement and meets zoning. This abandonment is consistent with the current urban renewal map.

The applicant proposes to revise the point of access designated on the urban renewal map from Royal Street to Underwood Avenue. The Planning Department notes that this will allow for use of an access that is already opened and eliminate the need for clearing a second, parallel access. The Town Board will need to determine whether to modify the access point on the urban renewal map as proposed. The Board should discuss whether it supports this request.

**Fire Department Comments**

A memorandum dated October 25, 2019 from the Fire Marshal indicates that no further review for fire protection devices is required for this project.

**Public Hearing**

The file does not reflect whether the Board discussed whether to require or waive a public hearing on this application and this should be clarified.

**Conclusion**

The proposed map has been revised to meet zoning and all of the requested information has been provided. The project is classified as a Type II action and no further review under SEQRA is required. The Board should clarify whether a public hearing will be required for this lot line modification. The project is otherwise ready for approval.

**Planning Board Consensus:**

The Planning Board should discuss whether it supports the request to modify that will need to be made to the Town Board to modify the access point for Lot 2 from Royal Street to Underwood Avenue.

Additional comments: \_\_\_\_\_  
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The Board should determine whether the application is complete.

Additional comments: \_\_\_\_\_  
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The Board should clarify whether a public hearing should be required for this lot line modification request.

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**