



# TOWN OF EAST HAMPTON

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Planning Department  
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April 28, 2020

**TO:** Planning Board

**FROM:** Eric Schantz  
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**RE:** Below the Bridge Lot Line Modification  
SCTM# 300-145-3-9.4, 11.1, 12.2, 21.2, 22.1 & 300-145-5-4.1 & 14.1  
Springs Fireplace Road and Sherill Foster's Path

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**Last Review Date:** Approved on October 28, 2015

**Items and Date Received:** Lot line modification map prepared by Saskas Surveying Company, P.C. dated last revised July 17, 2018

**Background Information:** Application was approved to adjust the lot lines of seven (7) lots so as to create four (4) individual lots.

The subject property totals nearly 4 acres and is situated along Springs – Fireplace Road in East Hampton. It is zoned CI: Commercial Industrial and is currently 100% cleared.

The property was the subject of previous site plan applications in 1999 and 2006 for multiple-unit service commercial building(s). Neither application was completed. A site plan/special permit approval was granted recently to develop four (4) individual lots. Three (3) of the lots are to contain a series of individual stalls to be rented to contractors for storage. No buildings are proposed on these lots and the only structures will be a series of 4' tall stockade fences to separate the "pens". Lot 2 is proposed to be improved with a 7,317 sq. ft. warehouse building for a wholesale building supplies distributor along with parking, landscaping, lighting and related accessory structures.

## Issues for Discussion

### Proposed Modification

In the process of obtaining approval of the Suffolk County Department of Health Services (SCDHS) the applicants were required to widen the proposed common driveway and utility easement from 20' to 30' to accommodate the location of water service, keeping it within the easement. The Planning Department has no objections to this request. The Board should determine if it agrees.

ES

**Planning Board Consensus**

*Does the Board approve of the proposed modification?*

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

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