



TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahlwul
Director

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

TO: Planning Board

April 23, 2020

FROM: Marco Wu
Planner 

RE: Hellman Hanger Site Plan
SCTM# 300-181-2-6

Last Review Date: April 23, 2020

Items and Date Received:

- Hellman Hanger Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020
- Hellman Hanger Site Plan Landscaping Plan dated 04/08/2020 prepared by Lighthouse Land Planning, received 04/16/2020
- Hellman Hanger Site Plan Land Survey dated 02/12/2020 prepared by Tamara L. Stillman of L.K. McLean Associates, P.C., received 02/25/2020

Background Information:

An application has been submitted to construct a 50' x 50', or 2,500 sq. ft. hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway on a 10,553 sq. ft. (0.242 acre) area leased from the Town of East Hampton. The leased area is part of the Town airport and zoned Commercial Industrial. The leased area previously held a hangar that was in a state of disrepair and removed. The size of the proposed hangar is consistent with the sizes of other hangars on the adjoining lots. The hangar directly to the west is 40' x 40' and the hangar to the west of that, 50' x 50'. The property will be screened by evergreen trees and have a shielded motion controlled lighting fixture mounted for the hangar.

Issues for Discussion:

Airport Manager's Comments

The Planning Board has requested formalized comments from the manager of the East Hampton Airport, James L. Brundige. Mr. Brundige has informally indicated that the proposal is

acceptable and will formalize his comments to the Board pending comments from the Federal Aviation Administration.

SEQORA

The project is an Unlisted Action pursuant to SEQORA and Chapter 128 of the Town Code. The Planning Board has declared lead agency status for the project. The Planning Department has prepared an Environmental Assessment Form as decided by the Planning Board during the April 22, 2020 meeting. No significant adverse impacts were identified and a negative declaration is recommended by the Planning Department.

Conclusion

The Planning Board shall review the Environmental Assessments forms so that a SEQORA declaration can be made and the application will be ready to be scheduled for a public hearing pending official comments from the East Hampton Airport Manager.

Planning Board Consensus:

Does the Board recommend a negative declaration in regards to the Environmental Assessment Form?

Additional comments:

Does the Board find the application complete and prepared for a public hearing pending formal comments from the East Hampton Airport Director?

Additional comments:

Additional Board Comments:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Agency Use Only [If applicable]

Project: Hellman Hanger

Date: 05/06/2020

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walk-way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	a. public / private water supplies?	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project: **Hellman Hanger**

Date: **05/06/2020**

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

An application has been submitted to construct a 50' x 50' or 2,500 sq. ft. hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway on a 10,553 sq. ft. (0.242 acre) area leased from the Town of East Hampton. The leased area is part of the Town airport and zoned Commercial Industrial. The leased area previously held a hangar that was in a state of disrepair and removed. The size of the proposed hangar is consistent with the sizes of other hangars on the adjoining lots. The hangar directly to the west is 40' x 40' and the hangar to the west of that, 50' x 50'.

The subject leased area borders extensive airport land on three sides. The only side where there is a minimum yard setback requirement is along Daniels Hole Road. The hangar is considered an accessory structure, but is required to meet principal structure setbacks unless the Planning Board waives the setbacks pursuant to Chapter 255-6-63 of the Town Code. The Board stated at the time of the initial review that it agreed to waive the setbacks. The building is proposed to have a 22' setback from Daniels Hole Road and thus will be compliant with the Pyramid Law. The proposed lighting fixtures have been amended to meet the Board's Guidelines for Exterior Lighting. An evergreen screening of ten (10) eastern red cedars has been proposed along Daniels Hole Road to mitigate the impact of the building and the parking lot. The project has been referred to the Federal Aviation Administration to ensure that there are no potential adverse impacts to safety.

For the issues discussed above, the East Hampton Town Planning Board does not find that there is a potential for any adverse impacts as a result of the proposed project and therefore makes a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

East Hampton Town Planning Board	
Name of Lead Agency	Date
Samuel Kramer	East Hampton Town Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Marco Wu</i>	Marco Wu
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Routing List

Routing of material to be mailed by Choose an item.

Email copy to these Town Departments:

- | | |
|---|---|
| <input type="checkbox"/> Architectural Review Board | <input type="checkbox"/> Sanitation Inspector |
| <input type="checkbox"/> Natural Resources Director | <input checked="" type="checkbox"/> Planning Board |
| <input type="checkbox"/> East Hampton Town Trustees | <input type="checkbox"/> Town Board |
| <input type="checkbox"/> Building Department | <input type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> Zoning Board of Appeals | <input checked="" type="checkbox"/> Planning Director |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Town Attorney |
| <input type="checkbox"/> Land Acquisition Director | <input type="checkbox"/> East Hampton Town Highway Department |

Mail/email to:

<p>Suffolk County Planning Commission EAF's to be routed with full referrals</p> <p><input type="checkbox"/> Zoning, Attn: Chief Planner <input type="checkbox"/> Subdivisions, Attn: Principal Planner PO Box 6100 Hauppauge, NY 11788-0099</p> <p><input type="checkbox"/> Suffolk County Department of Health Services Division of Environmental Quality Office of Ecology 360 Yaphank Avenue, Suite 2B Yaphank, NY 11980</p> <p><input type="checkbox"/> New York State Department of Transportation, send to both: Eugene.Smith@DOT.NY.GOV Mtarig@DOT.NY.GOV</p> <p><input type="checkbox"/> Long Island Regional State Park and Recreation Commission PO Box 247, Belmont Lake State Park Babylon, NY 11702-0247</p> <p><input type="checkbox"/> NYS Department of State Division of Coastal Resources Attn: Consistency Review & Analysis CR@dps.ny.gov</p> <p><input type="checkbox"/> Suffolk County Department of Public Works, Attn: Chief Engineer Public.Works@suffolkcountyny.gov</p> <p><input type="checkbox"/> New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233-1750</p> <p><input type="checkbox"/> New York State Department of Environmental Conservation Regional Permit Administrator 50 Circle Rd. SUNY @ Stony Brook Stony Brook, NY 11790-3409 DEC Permit # _____</p> <p><input type="checkbox"/> East Hampton Village Administrator rmolinaro@easthamptonvillage.org</p>	<p><input type="checkbox"/> New York State Department of Environmental Conservation Bureau of Marine Habitat Protection Building 40, SUNY Stony Brook, NY 11790-2356</p> <p><input checked="" type="checkbox"/> Federal Aviation Administration Airport District Office Manager Evelyn.Martinez@faa.gov</p> <p><input type="checkbox"/> State Clearinghouse New York State Division of Budget State Capital Albany, NY 12224</p> <p><input type="checkbox"/> Federal Emergency Management Agency Regional Administrator 1 World Trade Center New York, NY 10007</p> <p><input type="checkbox"/> US Army Corps of Engineers Chief of Eastern Permit Section Ronald.R.Pinzon@usace.army.mil</p> <p><input type="checkbox"/> Suffolk County Water Authority Assistant to General Counsel 4060 Sunrise Hwy Oakdale, NY 11769 Kimberly.Kennedy@SCWA.com</p> <p><input type="checkbox"/> USDA Natural Resource Conservation Service District Manager County Center Riverhead, NY 11901</p> <p><input type="checkbox"/> Sag Harbor Village Clerk P.O. Box 660 Sag Harbor, NY 11963</p> <p><input checked="" type="checkbox"/> Applicant</p>
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