



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

Planning Department
JoAnne Pahwul, Director, AICP

Telephone (631) 324-2178

Fax (631) 324-1476

August 25, 2020

To: Planning Board

From: Fabiha Mubassirah, Planner

Re: 351 Pantigo Minor Subdivision
351 Pantigo Road, East Hampton, NY 11937
SCTM#300-189-1-2

Last Review Date: April 22, 2020

Items and Date Received: Revised map prepared by George Walbridge Surveyors, P.C. and dated revised May 01, 2020.

Background Information:

The application is proposing to subdivide the subject parcel into two lots, situated at the intersection of Pantigo Road and Springs Close Highway. This is a 1.748 acre or 76,148 square feet property which includes a bank - People's United Bank, and a single family residence. The applicant proposes to create a 45,318 square foot lot (Lot 1) and a 30,830 square foot lot (Lot 2). The bank will be on Lot 1 and the house on Lot 2.

The subject parcel is located in an A Residential District with a Limited Business Overlay (LBO) zone.

Issues for Discussion:

Revisions

The applicant has shown the Limited Business Overlay line on the map and the existing driveway on Lot 2 as recommended by the Planning Board. The revised map has also located all the land in the Limited Business Overlay District in Lot 1. The property line has been straightened out as recommended by the Board to make the parcels somewhat regular.



Revised layout of the property line between Lot 1 and Lot 2 (Before- Left; After- Right)

Variiances

The proposed subdivision would require several variances from the Zoning Board of Appeals, as was discussed in the previous meeting. The revised map brought some changes in the figures of the required variances and are listed below-

- **Lot Area:** The revised layout results in 45,318 sq.ft. for Lot 1 and 30,830 sq.ft. for Lot 2. The minimum lot size for properties in A-Residence district is 40,000 sq. ft. Therefore, Lot 2 would necessitate a lot area variance.
- **Total Coverage:** A variance from the total coverage restriction will be necessary for Lot 1, with a total lot coverage of 22,148 sq.ft., where the maximum allowed total coverage is 18,127 sq.ft.
- **Accessory Structure Setbacks:** §255-11-10 of the Town Code requires a 15' rear yard setback from the property line for accessory structures. As the underlying zoning is residential, the Planning Board does not have the authority to relax the yard setbacks. The existing parking spaces would require setback variance. The revised layout has allowed the existing dumpster to meet zoning with a roughly 32' side yard setback and will not require setback variance.
- **Lot width:** Lot 2 is 120' wide at the building line with the revised layout and would require an additional variance from the minimum lot width requirement. §255-11-10 (Residential Dimensional Table) of the Town Code requires that the lot width at the building line for a lot in an A Residence zoning district be a minimum of 160'.

Groundwater and Sanitary System

The applicant stated in the narrative that they will provide data for ground water depth and the location of the sanitary system, once they select an engineer for the project.

Landscaping plan and Fencing

The Planning Department noted in the previous review that the subject property is 100% cleared and is considered to be pre-existing. The narrative submitted by the applicant mentioned that the applicant has agreed to place a fence along the property line between the two lots and screen the fence with landscaping. A landscaping plan will be submitted after the revised layout of the properties gets approved by the Planning Board.

Suffolk County Department of Health Services (SCDHS)

The proposed minor subdivision will require approval from the Suffolk County Department of Health Services. The applicants are encouraged to submit an application to this agency as soon as possible if they have not done so.

SEQRA

The project is a Type II Action pursuant to SEQRA and Chapter 128 of the Town Code. No further review under SEQRA is required.

Conclusion

The Board should discuss whether the revisions submitted by the applicant are satisfactory. The application is incomplete pending the submission of ground water depth information, location of the existing sanitary system and a landscaping plan. However, the Planning Board will not be able to act until and unless the Zoning Board of Appeals grants the variances required for this project.

Planning Board Consensus:

The Board should determine if the proposed revised layout is acceptable.

Additional comments: _____

The Board should discuss if any further information is needed from the applicant along with ground water depth, location of existing septic system and landscaping plan.

Additional comments: _____

Additional Board Comments:
