



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

September 2, 2020

TO: Planning Board

FROM: Marco Wu *MW*
Planner

RE: 92 South Euclid Avenue– Site Plan/Special Permit
SCTM# 300-49-1-15

Last Review Date: Planner reviewed 02/12/2020

Items and Date Received:

- Site Plan dated (04/10/2020) prepared by Edward Armus, PE (x10)
- Floor Plans and Elevations dated (04/09/2020) prepared by Jeffrey Sands Architect (x10)
- Narrative and letter to the Planning Board dated (04/04/2020) prepared by Andrew Strong Law
- Building Inspector's Office Memo to Andrew Strong dated (04/01/2020) prepared by Ann M. Glennon (x10)

Background Information: Application was originally made to construct a two-story (1,524) sq. ft. commercial building with an apartment. The site is located on a vacant lot in downtown Montauk under the Central Business zoning district. A (1,188) sq. ft. first floor for a dry retail, a (1,188) sq. ft. second floor for an apartment, and a (960) sq. ft. basement storage. The application has been revised with new dimensions to construct a two-story (1,317) sq. ft. commercial building. A (1,080) sq. ft. first floor dry retail with a (1,107) sq. ft. second floor apartment. The basement size remains the same.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

Issues for Discussion:

Previous Proposal

The applicant has not withdrawn their first site plan from March 2004. The applicant should submit a letter to the Planning Department formally requesting its withdrawal.

Office of Fire Prevention: ADA

The applicant has now included a ramp for the Southern entrances that connects to the sidewalk along South Euclid Ave. The Fire Marshal has commented stating the submitted information is sufficient however details of an accessible route to the parking space, for example curb cuts, should be provided. The applicant should demonstrate clearly on their Site Plan that the designated handicap area will have curbcuts to the sidewalk.

Usage

The floor plans appear to depict a wall down the center of the first floor of the building. The applicant should clarify if the proposed wall in the middle of the retail space will be built. If built, the site will have a potential two (2) retail uses which they are entitled in a Central Business zoning but should be noted.

Setbacks

A memo from Building Inspection Ann Glennon has found that the proposed side yard setbacks do not meet the Town Code. (See attached). The applicant should revise their plans to reflect the Building Inspectors interpretation by meeting the side yard setbacks as required in a Central Business zone.

Parking

Given the new size of the building, the overall parking spots required will be a total of seven (7) of which a minimum of one (1) must be ADA accessible. The applicant has proposed a total of seven (7) spaces of which two (2) are ADA accessible.

As a reminder, the proposed three (3) spaces in the front of the parcel will require variances from the Zoning Board of Appeals due to their positioning in the right-of-way. However, proposing parking spaces within the right-of-way will mirror the existing conditions on neighboring properties (Kazura and Beckman). Additionally the four (4) spaces in the rear are adjacent to an existing alleyway owned by the Town. The applicant will be responsible for ensuring proper access and improvements to the back alley-way as has been required for neighboring buildings (Kazura and Beckman).

Continuity: Sidewalk

The Planning Department suggests that the proposed plan specify the sidewalk along South Euclid Avenue to be pink tinted concrete to match the adjoining properties (Kazura, Town's Parking Lot) as recommended by the Downtown Montauk Central Business Study.

Upon further review, The Planning Department has noted that the properties developed and approved for development on the southerly side of this block have not been designed with consistency with regards to the location and widths of the sidewalks and parking spaces.

On the westerly side of 92 South Euclid:

1. The parcel to the immediate west is vacant and does not have a pending or approved site plan.
2. The next parcel to the west was approved as the Kazura Site Plan and has been constructed with a 4' wide sidewalk and 10' x 18' parking spaces, both in the street right of way.
3. The last parcel to the west, had a previous site plan that Kazura was designed to mimic with regards to parking and sidewalks. The site plan was not constructed and the parcel was purchased by the Town and developed as a public parking lot, with a 4' wide sidewalk that is not located in the street right of way and perpendicular parking that does not align with the spaces on the Kazura site.

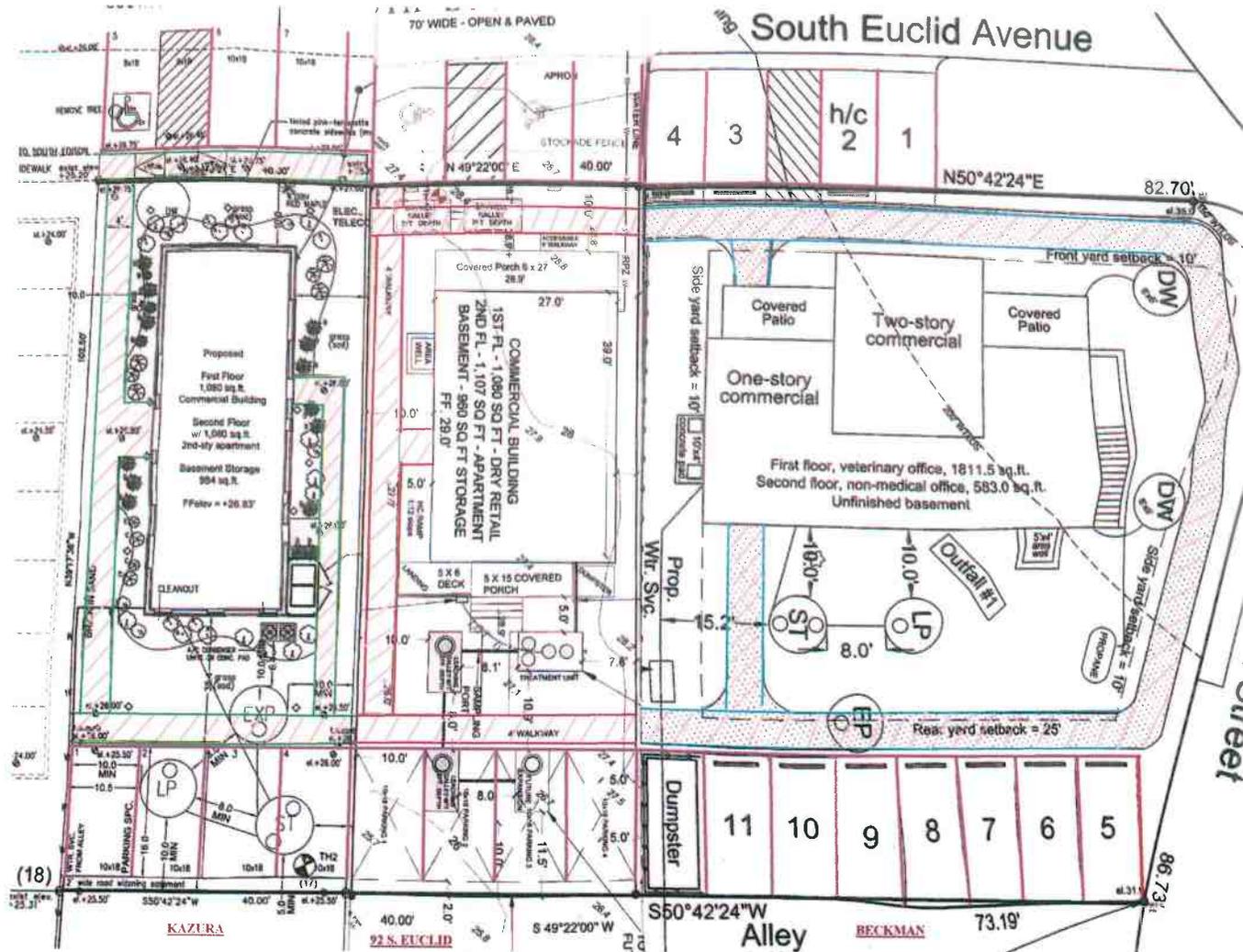
On the easterly side of 92 South Euclid:

1. The Beckman Site Plan was approved, but has not yet been constructed. The approved site plan provides for a 5' wide sidewalk located on the parcel, as well as 9' x 20' perpendicular parking spaces, partially located on the site with 3' on the parcel and 17' in the right of way.

The width of the 4' wide sidewalk and the location of the parking entirely within the right of way on the subject 92 South Euclid Site Plan is not designed to be consistent with the Beckman Site Plan to the east or the Kazura Site Plan to the west. A decision needs to be made as to how the subject parcel and the other vacant parcel to the west should be designed to reduce any further inconsistency.

The Planning Department recommends that the subject site, and the vacant site to the west to be developed consistently with the Kazura site, so as to provide consistency in the size and location of parking spaces and sidewalks for the middle three parcels of the block. Should the Beckman Site Plan expire and fail to be constructed, the parking and sidewalks on that site could be adjusted to conform to the others.

The following sketch depicts the subject proposed site plan, Beckman, and Kazura site plan.



(left to right, Kazura, (Vacant Lot not depicted), 92 S. Euclid Ave, Beckman)

Lighting

No lighting plans have been submitted at the time of review.

Landscaping

No landscaping plans have been submitted at the time of review. It should be noted that the applicant has now included a designated area for their dumpster facing the town alleyway. It has been the Planning Board Policy to require a 6' high fence or 6' high landscaping to mitigate the appearance of dumpsters. The height and type of fencing or shrubs should be indicated on the site plan.

Conclusion

In conclusion, the applicant should address the issues discussed including building setbacks, and sidewalk compatibility.

Planning Board Consensus:

Issue for discussion in the form of a question

Should the applicant submit a letter to the Planning Department formally withdrawing their first March 2004 site plan?

Additional comments: _____

Should the applicant demonstrate curb cuts to the sidewalk for the proposed handicap spaces?

Additional comments: _____

Should the applicant clarify if the proposed wall in the middle of the retail space will be constructed in anticipation of two retail uses?

Additional comments: _____

Should the applicant revise their proposed building setbacks to meet the required 10ft setback?

Additional comments: _____

Should the applicant indicate fencing or landscaping on their site plan to mitigate the appearance of their dumpster?

Additional comments: _____

Should the applicant match their front and rear sidewalks and parking spaces with the Kazura property?

Additional comments: _____

Additional Board Comments:



BUILDING DEPARTMENT
TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 104
East Hampton, New York 11937

RECEIVED

AUG 17 2020

BUILDING INSPECTOR'S OFFICE

PLANNING BOARD

Phone: (631) 324-4145

Fax (631) 329-5739

MEMORANDUM

TO: Samuel Kramer, Chairman, Planning Board
FROM: Ann M. Glennon, Principal Building Inspector
DATE: August 13, 2020
RE: Revised Memo 6/28/20
92 South Euclid Avenue – Site Plan
Map 174, Block 23, Lot 6
92 South Euclid Avenue, Montauk
SCTM# 300-49-1-15
OCO, Inc., Owners

S. Kramer
K. Cunningham
J. McLoft
M. Wu

This is to correct my earlier memo and letter listed above. In regards to the original letter to Andrew T. Strong, Esq. on 4/1/2020, I realized I was reading **note 7**; "Except for yards border a residence district, in which case the figure shown will be doubled" is why I referenced in the letter that a residence can't go in a "CB" zone. Then in my memo to the Planning Board on 6/28/20, I noted "CI" zone, instead of the correct zone being "CB".

After much review and reading of the correct zone and Note 8, the property would have to meet the ten-foot side yard setback, unless it is abutting another building on the property line.

Sorry for any confusion on this and if I can be of further assistance, please do not hesitate to contact me.



Basemaps: 2018 Pictometry Digital Ortho Photography
 Suffolk County Real Property Tax Service
 Copyright 2020 COUNTY OF SUFFOLK, N.Y.
 Real Property Mapping Parcel Inset used with permission of
 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



1" = 35.3 feet



**THE TOWN
 OF
 EAST HAMPTON
 92 SOUTH EUCLID
 AVENUE**

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.

WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE CURRENT AND ACCURATE INFORMATION, THE TOWN OF EAST HAMPTON MAKES NO REPRESENTATIONS AS TO ACCURACY, COMPLETENESS, CURRENTNESS, SUITABILITY, OR VALIDITY OF ANY INFORMATION ON THIS DOCUMENT AND WILL NOT BE LIABLE FOR ANY ERRORS, OMISSIONS, INJURIES, OR DAMAGES ARISING FROM ITS DISPLAY OR USE. ALL INFORMATION IS PROVIDED ON AN "AS-IS" BASIS.



Prepared by
THE TOWN OF EAST HAMPTON
 Suffolk County, New York
 Dept. of Information Technology
 Date Prepared: September 2, 2020