



TOWN OF EAST HAMPTON

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Planning Department
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January 11, 2021

TO: Planning Board

FROM: Marco Wu *MW JP*
Planner

RE: Wainscott Wombles II, LLC – Site Plan
SCTM#300-197-3-2 & 407 Montauk Highway, Wainscott

Last Review Date: November 4, 2020

Items and Date Received:

- Cover letter re: Ten (10) copies of Barylski dated November 4, 2020;
- Ten (10) copies of Davis Landscape Design plan dated November 23, 2020 and lighting specification packet.

Background Information:

The subject parcel is 14,053 sq. ft. located on Montauk Highway in an A Residence zoning district. An existing 830 sq. ft. building containing a pre-existing, nonconforming office use with a 280 sq. ft. carport was previously demolished and replaced in a different portion of the property closer to the highway but is conforming to zoning and has a valid Certificate of Occupancy.

A revised site plan has been submitted to relocate existing parking spaces in the front of the parcel to the rear of the parcel, install lighting, and plant landscaping around the building. In response to the prior evaluation and Principal Building Inspector's interpretation, the applicant has revised the site plan and landscape plan, and proposed eight (8) parking spaces.



2018 Aerial from Town's GIS System

Issues for Discussion:

Revised Site Plan

The applicant was requested to depict the proposed building coverage and total lot coverage in the site plan and demonstrate they meet or are under the maximum allowable. The site plan has been revised to include the proposed building coverage, and total lot coverage under the maximum allowed.

New York State Department of Transportation

The changes to the access to the parcel and a proposed sidewalk will require review and approval from the New York State Department of Transportation (NYSDOT). An application should be submitted to the NYSDOT and plans and preliminary comments provided to the Planning Board. The proposed sidewalk is in a location that is over two existing drainage structures that will likely need to be removed. The NYSDOT will likely require that the curbing be extended across the front of the parcel. It is noted that if the NYSDOT approval requires work that differs from that shown on the site plan, a modification of the approval may be required.

Landscaping

A revised landscaping plan was submitted that contains a mix of native and ornamental plants. Existing vegetation surrounds the property lines and the majority of proposed plants are located in the front of the lot and around the main building. The applicant has proposed 2 street trees to be Scarlet Oak, (*Quercus coccinea*) a native tree, in place of the originally proposed Japanese Sophora Tree (*Styphnolobium japonicum*). The landscaping plan appears to show that the two oaks will be planted in the right-of-way between the property line and the sidewalk. However, the site plan indicates that there is only 3ft. or less available here. The applicant should relocate the trees inside the property line or submit an indication that the NYSDOT that the proposal is acceptable as is. The Planning Board may wish to discuss if they find the proposed landscaping plan sufficient.

Lighting

The applicant has submitted a revised lighting plan that contains 14 path lights, 6 recessed spot lights, and 1 wall sconce. The plan notes that the lighting fixtures will be turned off no later than one half hour past closing via a timing device and will be dark skies compliant. The applicant has submitted illustrations that demonstrate the lumen levels and the overall lighting on the parcel. The fixtures appear to be full-cut off and shielded with the majority of fixtures located in the rear of the parcel. The Planning Board may wish to discuss if they find the proposed lightening plan sufficient.

Office of Fire Prevention

Comments from the Chief Marshall Dave Brown dated October 16, 2020 have indicated that the project is ADA compliant and has adequate access to public water and fire hydrants for firefighting purposes.

Conclusion

In conclusion, the application has made minor revisions to their landscaping plan and provided additional details on their lighting plan. The applicant will need approval from the NYSDOT with such information provided to the Planning Board. The relocation of existing parking spaces to the rear of the parcel, addition of street trees and a proposed sidewalk are in keeping with the Town’s East Hampton Wainscott Hamlet Report.

Planning Board Consensus:

Issue in the form of a question

Does the Planning Board find the submitted information regarding landscaping and lighting sufficient?

Additional comments: _____

Should the applicant provide a copy of the applicant’s plan submitted to the NYSDOT and preliminary comments regarding their work in the right-of-way?

Additional comments: _____

Should comments from the NYSDOT be provided before deeming the application complete and scheduling a public hearing?

Additional comments: _____

Additional Board Comments:

