



TOWN OF EAST HAMPTON

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

Planning Department
Jeremy Samuelson
Director

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

January 5, 2022

TO: Planning Board

FROM: Will Hyland
Planner

RE: Lot 72, LLC (9 Oyster Shores Rd.) Subdivision Waiver
SCTM#300-118-1-44, 9 Oyster Shores Rd, East Hampton

Last Review Date: December 7, 2021

Items and Date Received:

- Map of Lot 72, LLC, prepared by Saskas Surveying Company, PC, dated December 16, 2021.



Existing Lot from Oyster Shores Rd

Background Information:

An application has been made to divide the original parcel of SCTM#300-118-1-44 into two individual lots. The original parcel of 44,934 sq. ft. will be divided into Lot 1 consisting of 21,201 sq. ft., and Lot 2 consisting of 23,733 sq. ft. The property is zoned “B” Residence which must contain a minimum of 20,000 sq. ft.

The neighboring lots surrounding the parcel are all B: Residence and single family residences. It is located 170 ft. from Three Mile Harbor. The western side of the lot has been historically cleared, with the eastern side uncleared.

The application was reviewed by the Planning Board at the December 15, 2021 meeting, where the Board agreed to assume lead agency status, and that as soon as a revised map was submitted with the correct title of “Map of Lot 72, LLC Minor Subdivision”, the application would then be ready to be scheduled for a Public Hearing.

Issues for Discussion:

Map Revisions

The applicant has submitted a new revised version of the survey, dated December 16, 2021 that has the correct title “Map of Lot 72, LLC Minor Subdivision. The application appears to now be otherwise complete. .

State Environmental Quality Review Act (SEQRA)

Provided the Board agrees, the Planning Department will prepare an Environmental Assessment form (EAF) Parts 2 and 3 with a negative declaration for an upcoming meeting. The Planning Board, as the agency which has requested lead agency status, is required to allow all involved agencies 30 days to respond to the lead agency request. As of the date of this memorandum, the Suffolk County Department of Health Services (SCDHS), the only other involved agency for this proposed action, has not responded.

Conclusion

The applicant has now submitted the correctly titled survey and the application complete. The Planning Department will prepare an EAF for an upcoming meeting to allow the 30-day lead agency period that began on December 16 to pass.

WH/ES

Planning Board Consensus:

Is the application complete and should the Planning Department prepare an EAF Parts 2 & 3 with a negative declaration for an upcoming meeting?

Additional comments: _____

Additional Board Comments:

LOT 72. LLC MINOR SUBDIVISION

Situate
THREE MILE HARBOR
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 20'



AREA: 44.934 sq.ft. (1.0315 acres)
ZONING DISTRICT: "B"
FLOOD ZONE: "X"
NUMBER OF LOTS: 2
SCHOOL DISTRICT: East Hampton
FIRE DISTRICT: East Hampton
UTILITIES: PSE&G, Verizon
(All utilities installed underground
in accordance with Public Service
Commission regulations.)
S.C.T.M. No.: 300-118-001-44

GROUNDWATER MANAGEMENT ZONE IV
Elevations shown are based on USC & GS datum (NAVD 1988).

Property Formerly Known As:
LOTS 71 & 72
Map Of
HAMPTON WATERS
Section 1
Filed February 25, 1958 as map no. 2799

Owner and Developer:

Lot 72, LLC
SHAWN M. BARRON, M.S.
DATE: February 14, 2020
ELEVATION: 16.3' +/-

TEST HOLE

0' - 3.1'	Silty sandy w/ gravel	SM
3.1' - 13'	Mixed sand w/ gravel	SP
13' - 19'	Water in mixed sand w/ gravel	SP

Highest expected groundwater
Elev. 2.9' from USGS groundwater
conditions on Long Island in 2010

- indicates found concrete monument.
- indicates set 12" iron pin.
- indicates utility pole.
- ⊗ indicates catch basin.
- ⊕ indicates fire hydrant.

LOT 1
COVERAGE CALCULATIONS
Existing Lot Coverage: 1,764 sq.ft. (8.32%)
Permitted Lot Coverage: 4,240 sq.ft. (20%)

Existing Total Lot Coverage: 3,308 sq.ft. (15.60%)
Permitted Total Lot Coverage: 10,600 sq.ft. (50%)
• Total Lot Coverage Includes Driveways

CLEARING CALCULATION:
Existing Limits of Clearing: 15,287 sq.ft.
Permitted Limits of Clearing: 15,300 sq.ft.
(Lot Area * 25% + 10,000 sq.ft.)

LOT 2
COVERAGE CALCULATIONS
Existing Lot Coverage: 0 sq.ft. (0%)
Permitted Lot Coverage: 4,746 sq.ft. (20%)

Existing Total Lot Coverage: 0 sq.ft. (0%)
Permitted Total Lot Coverage: 11,866 sq.ft. (50%)
• Total Lot Coverage Includes Driveways

CLEARING CALCULATION:
Existing Limits of Clearing: 790 sq.ft.
Permitted Limits of Clearing: 15,933 sq.ft.
(Lot Area * 25% + 10,000 sq.ft.)

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.
Date: _____

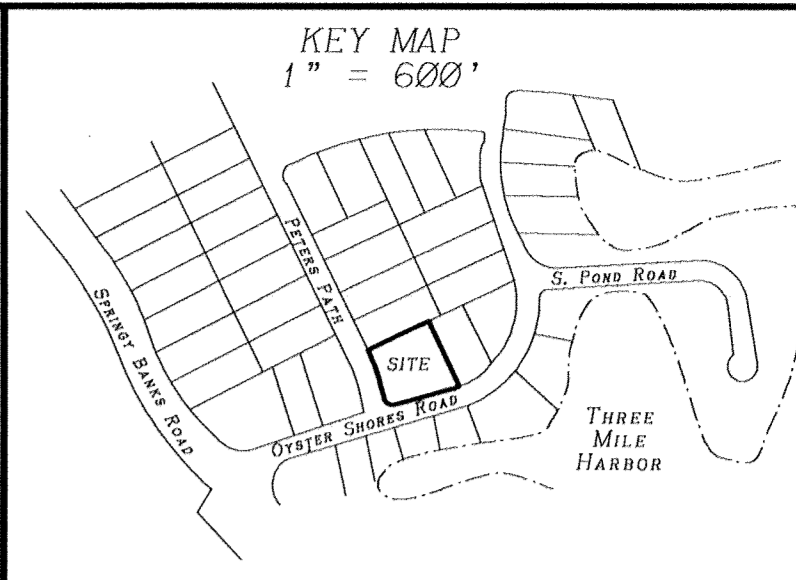
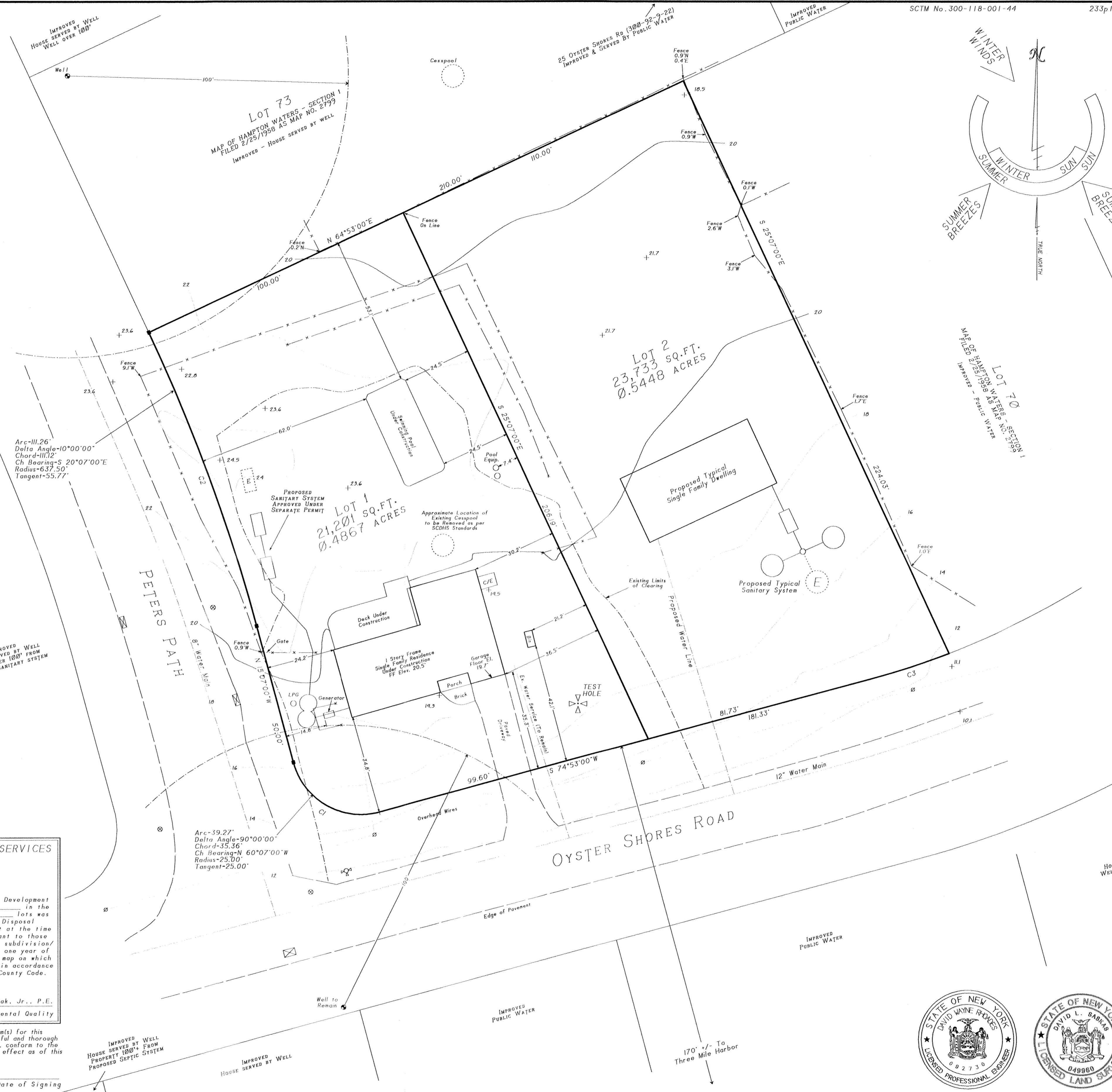
This is to certify that the proposed Realty Subdivision or Development for Lot 72, LLC in the Town of East Hampton with a total of 2 lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

I hereby certify that the water supply(s) and/or sewage disposal system(s) for this project were designed by me or under my direction, based upon a careful and thorough study of the soil, site and groundwater conditions, all lots, as proposed, conform to the Suffolk County Department of Health Services construction standards in effect as of this date.

David Rhoades, P.E. (NYS Lic. No. 092730) Date of Signing

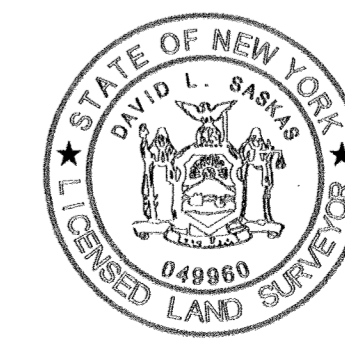
David L. Saskas, L.S., N.Y.S. Lic. No. 049960



- NOTES:
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
 - Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
 - Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
 - Underground improvements or encroachments, if any, are not shown hereon.
 - The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
 - All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.



CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	39.27'	90°00'00"	35.36'	N 60°07'00"W	25.00'	25.00'
C2	111.26'	10°00'00"	111.12'	N 20°07'00"W	637.50'	55.72'
C3	29.75'	5°56'27"	29.74'	S 71°54'46"W	286.90'	14.89'



December 16, 2021: Revise map name
September 26, 2021: Prepare map for Health Department
September 22, 2021: Plot neighboring info.

Surveyed: August 23, 2021
David L. Saskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

RECEIVED
DEC 20 2021
PLANNING BOARD