



# TOWN OF EAST HAMPTON

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## ARCHITECTURAL REVIEW BOARD EVALUATION

99 Town Line Road, LLC  
99 Town Line Road, Wainscott  
SCTM#300-200-2-45

Prepared by: Daniel T. Gross *DTG* *TVJ*  
Planner

Date: June 15, 2023

### 1. APPLICATION INFORMATION

#### A. INFORMATION RECEIVED:

- ARB Application Form prepared by Peconic Environmental Associates, Inc., dated revised March 18, 2022.
- Survey prepared by Saskas Surveying dated last revised February 8, 2023
- Architectural Plans prepared by Timothy Haynes Architect PLLC dated March 30, 2023 including diagrams (A.002.00), floor plans (A.100.00 – A.114.00), and elevations (A.300.00 – A.403.00)
- Landscape Masterplan prepared by Edmund D. Hollander Landscape Architect Design P.C. dated March 30, 2023, including landscape plan (L-1.10 – L-1.20), layout & materials plan (L-1.00), and lighting plan & schedule (L-3.00).
- Renderings prepared by Edmund D. Hollander Landscape Architect Design P.C dated March 30, 2023

**B. DATE SUBMITTED:** April 4, 2023

**C. OWNER:** 99 Town Line Road, LLC

**D. APPLICANT/AGENT:** Peconic Environmental Associates, Inc.

**E. SCHOOL DISTRICT:** Wainscott

**F. STREET NAME:** Town Line Road

**G. TYPE OF STREET:** Town

**H. ZONING DISTRICT:** A2 Residence

**I. OTHER REVIEW:** Suffolk County Department of Health Services

**J. MOST RECENT CERTIFICATE OF OCCUPANCY:**

C.O.29021(34450,52301,56692,56915,57428) - 99 TOWN LINE RD, LLC - 3132 SQ. FT. FIRST FLOOR, 2378 SQ. FT. SECOND FLOOR, FRAME, TWO-STORY, ONE-FAMILY RESIDENCE

HAVING ONE KITCHEN ONLY, 1288 SQ. FT. OF PORCHES AT FIRST FLOOR, 1208 SQ. FT. OF PORCHES AT SECOND FLOOR, 440 SQ. FT. OF ROOF DECKING; AND 400 SQ. FT. FIRST FLOOR ADDITION, 751 SQ. FT. SECOND FLOOR ADDITION, 1125 SQ. FT. SECOND FLOOR INTERIOR ALTERATION, 427 SQ. FT. SCREENED PORCH AND 96 SQ. FT. PORCH; 1400 SQ. FT. GUNITE SWIMMING POOL WITH PROPER FENCING AND DRY WELL; 336 SQ. FT. PATIO; 572 SQ. FT. ONE STORY DETACHED GARAGE, 572 SQ. FT. ONE STORY DETACHED FRAME STORAGE BUILDING AND EMERGENCY ELECTRIC BACK-UP GENERATOR.

- A. DESCRIPTION OF EXISTING STRUCTURES:** Two story frame residence with detached one-story frame garage, detached one-story frame building, pool, patio, gravel tree bosque, tree bosque, generator, and planting bed (All proposed to be demolished with exception of swimming pool, patio, and tree bosques to remain).
- B. DESCRIPTION OF PROPOSED STRUCTURES:**
- Single family residence: GFA 9869 sq. ft.
  - Detached Gym: 379 sq. ft.
  - Screened Porch: 509 sq. ft.
  - Outdoor Shower
- C. DIMENSIONS OF PROPOSED STRUCTURES:**
- Single family residence: see above
  - Detached Gym: 19 ft. 2 in. x 19 ft. 2 in.
  - Screened Porch: 12 ft. 2.5 in. x 33 ft. 2.5 in.
  - Outdoor Shower (No Dimensions Listed\*)
- D. HEIGHT OF PROPOSED STRUCTURES:**
- a. Single family residence: 29 ft. 10.5 in.
  - b. Detached Gym: 18 ft. 2 in.
- E. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY? TBD**

**Other Background Information:**

Application is made to demolish existing structures and construct a new two-story single-family residence with detached gym, screened porch, outdoor shower, generator, and pool fencing, in addition to a new septic system, geothermal well system, and public water connections at the subject property. The existing pool, patio, and tree bosques are proposed to be left in place and a new six-foot tall pool gate is also proposed. The proposed project is located in the A2: Residence zoning district and is adjacent to, not within, the Agricultural Overlay District. The lot does not appear to be related to a subdivision and is 100% cleared of natural vegetation per the Town's records.

**Issues:**

**Mass and Scale**

The site is a flag lot with an approximately 500-foot access driveway connecting it to Town Line Road. It likely would not be readily visible from public vantage points on Town Line Road. As proposed, the property complies with permitted lot and total coverage requirements. Lot coverage as compared to existing conditions is being slightly reduced (by approximately 177 sq. ft.) and total lot coverage is being increased by approximately 1,836 sq. ft. The proposed single family residence height is 29ft. 10.5 in ft compliant with dimensional regulations. The proposed single-family residence size is approximately 442.6 sq. ft. lower than that which would be

allowed per the residential regulations (maximum size would be 10,311.6 sq. ft. and proposed is 9,869 sq. ft.)

### **Lighting**

Further clarification is needed to determine whether the lighting plans comply with Town Code. Clarification is requested regarding the following comments and/or modifications:

- Lighting Plan currently states that contractor is to “review all fixture types” with client. Fixture types must be reviewed when confirmed.
- Color temperature did not seem to be specified for the site lighting. Per §255-1-83(D)(9) light sources cannot have a color temperature greater than 3000 Kelvin (K). Compliance with this limit should be confirmed.
- Specifications for lighting around the residence affirm that the fixtures are dark sky compliant and downward facing except that clarification is needed one on the specifications for the “Refurbished Antique Entry Fixture”. The lighting plan indicated this fixture was “to be shielded” (this is as opposed to “*fully shielded*” as the remaining fixtures are described). The applicant should affirm the standards associated with *house lighting* (excerpt from Town code is listed below with definition referenced) are met with this fixture.

Definitions from §255-1-20

#### **HOUSE LIGHT**

*An unshielded light bulb or fixture mounted on a residence within five feet of a doorway, or on any residential building within five feet of a doorway, which produces a maximum of 900 initial lumens (approximately 60 watts incandescent or 13 watts fluorescent) or a light mounted on a residence within five feet of any doorway or on any residential building within five feet of a doorway which is fully shielded. A "PAR" bulb light, spotlight or floodlight shall not be considered a house light.*

*[Added 10-6-2006 by L.L. No. 27-2006]*

### **Driveway Access**

The site plan proposes two driveways; one from the common access which connects to Town Line Road and the other that connects to an adjacent property northeast (on survey listed as *Land Now or Formerly of Edward W. Slater*). It is not clear if access is to be taken from the adjacent property; the applicant should describe the purpose of the second driveway.

### **Conclusion**

In conclusion, the Board should discuss whether or not the proposed project can meet its Standards and Criteria as provided in section 255-7-60 of the Town Code as well as the Purposes and Regulations of the Agricultural Overlay District as they apply to adjacent properties as outlined in sections 255-3-31 & 35 of the Town Code.