



TOWN OF EAST HAMPTON

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

Planning Department
Marguerite Wolffsohn
Director

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

December 27, 2018

TO: Planning Board

FROM: JoAnne Pahwul, AICP
Assistant Planning Director

RE: Twin Forks Mini Storage
SCTM#300-192-3-43.1 & 54

Background Information:

The subject 4.5 acre site is located on Industrial Road and owned by and leased from the Town of East Hampton. The parcel is located in the Pine Barrens, South Fork Special Groundwater Protection Area, and Suffolk County Groundwater Management Zone V. A trail runs east to west in the wooded area of the southerly portion of the property.

The project includes the following:

- Conversion of an existing 23,700 sq. ft. film production studio to 16,352 sq. ft. of storage for moving containers, 9,002 sq. ft. of mini storage space, 1,395 sq. ft. of mechanical and storage space, and 691 sq. ft. of office space;
- Construction a two-story, 23,700 sq. ft. min-storage building with a full basement, with a total of approximately 550 self-storage units;
- Demolishment of a 3,500 sq. ft. metal shop building.

Public Hearing

A public hearing was held on December 19, 2018. No members of the public spoke at the hearing and no letters have been submitted to the file.

Town Engineer

By memorandum dated October 19, 2018, the Town Engineer found the engineering elements of the project to be satisfactory.

East Hampton Fire Department

By memorandum dated June 11, 2018, the Chief Fire Marshal advised that the proposed project is adjacent to or within 1,000 of public water and fire hydrants that provide adequate supply for firefighting purposes. The map depicts the location of a proposed

fire hydrant. The Chief Marshal comments that the “entire length of the driveway is considered a Fire Apparatus Access Road and as such shall be designated as a “fire Lane”. It shall be striped as a “Fire Lane” No Parking.”

Suffolk County Planning Commission

Pursuant to an inter-municipal agreement, the subject application does not require referral to the SCPC.

SEQRA

The Planning Board made a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code on November 28, 2018.

Conclusion

In conclusion, the Planning Department recommends that the application be considered complete and ready for approval.

Items to be approved:

The following plans:

- Survey prepared by Gary Benz, L.s., dated revised December 10, 2014;
- Site Plan (Site Improvement Plan C-1), and
- Grading and Drainage Plan (C-4), both prepared by TF Engineering, PLLC, dated revised September 17, 2018;
- Lighting Plan (C-2) prepared by TF Engineering and dated revised October 18, 2018;
- Landscape Concept Plan (L-01) prepared by Summerhill Landscapes, dated October 29, 2018;
- Building plans for the alteration of the existing industrial building, all prepared by Charles M. Thomas, architect including:
 - Floor Plan (A-001-00) dated January 26, 2018,
 - Elevations (A-002-00) dated January 1, 2018 and
 - Elevations (A-003-00) dated January 1, 2018.
- Set of plans for the proposed self-storage building prepared by Betco and dated March 26, 2018, including
 - Basement Plan (S1.1) dated revised March 26, 2018,
 - 1st Floor Plan (S2.21) dated revised September 5, 2018,
 - 2nd Floor Plan (S3.1) date Mach 26, 2018 and
 - Exterior Elevations (S6.1) dated revised September 5, 2018.

Conditions of Approval

- Submission of final approval from the Architectural Review Board.
- Submission of a site plan containing an original stamp of approval from the Suffolk County Department of Health.
- Installation of a project limiting fence along the edge of clearing line prior to the commencement of clearing, grading, or construction. The project limiting fencing shall be inspected by the Planning Department prior to the issuance of a building permit.

- The existing fire hydrant shall be relocated as depicted on the site plan prior to the issuance of a Certificate of Occupancy. As recommended by the Fire Marshal “The entire length of the driveway shall be considered a fire apparatus access road and as such shall be designated a “Fire Lane”. It shall be striped and designated with “Fire Lane” and “No Parking” signage.
- Submission of an as-built survey prior to the issuance of a Certificate of Occupancy.

Planning Board Consensus:

The Planning Board should determine whether the project is complete and ready for approval based on the plans and conditions listed above.

Additional Board Comments:

JP