

1. May 6, 2020 Agenda

Documents:

[0506.PDF](#)

2. Subwaiver - Long Edwards LLM

Documents:

[LONG AND EDWARDS LLM.PDF](#)

3. Subwaiver - Below The Bridge LLM

Documents:

[BELOW THE BRIDGE LLM.PDF](#)

4. Site Plan - ARF Dog Run Enclosures

Documents:

[ARF DOG ENCLOSURE SP.PDF](#)

5. Subdivision Review - EEB Farm Final

Documents:

[EEB LLC FINAL SUBDIVISION12855520200501101248.PDF](#)
[EEB FINAL SD MAP.PDF](#)

6. Subwaiver Review - Startop Ranch

Documents:

[STARTOP RANCH SEC 2 MODIFICATION12856420200501112337.PDF](#)
[STARTOP MAP 1.PDF](#)
[STARTOP MAP 2.PDF](#)

7. Subwaiver Review - Below The Bridge LLM

Documents:

[BELOW THE BRIDGE LLM12855220200501100514.PDF](#)
[BELOW THE BRIDGE APPROVED LLM MAP.PDF](#)
[BELOW THE BRIDGE PROPOSED LLM MAP.PDF](#)

8. Site Plan Review - TTs Beer Garden Preliminary

Documents:

[TTS BEER GARDEN PRE SP12858220200501131919.PDF](#)
[TTS BEER GARDEN SKETCH.PDF](#)
[TTS BEER GARDEN SURVEY.PDF](#)

9. Site Plan Review - Accabonac Grove Cemetery Expansion II

Documents:

[ACCABONAC GROVE CEN EXP 212855020200501094137.PDF](#)
[ACCABONAC GROVE CEMETERY MAP.PDF](#)

10. Site Plan Review - Hellman Hangar

Documents:

[HELLMAN HANGER SP12854720200501093322.PDF](#)
[HELLMAN HANGAR MAP SP.PDF](#)
[HELLMAN HANGAR LIGHTING \(3\).PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

May 6, 2020

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

Long/Edwards LLM
Below the Bridge LLM

Approval
Extension of Time

McCobb/East Hampton
Cunningham/East Hampton

SITE PLAN:

ARF Dog Run Enclosures

Approval

Krug/Wainscott

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
May 6, 2020**

SUBDIVISION REVIEW:

EEB Farm Final

Krug/Pahwul/East Hampton

SUBWAIVER REVIEW:

Startup Ranch
Below the Bridge LLM

Schantz/Montauk
Cunningham/Schantz/East Hampton

SITE PLAN REVIEW:

TT's Beer Garden Preliminary
Accabonac Grove Cemetery Expansion II
Hellman Hangar

Cunningham/Schantz/East Hampton
Krug/Mubassirah/Springs
Krug/Wu/Wainscott

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

URBAN RENEWAL:

OLD FILED MAPS:

.....

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK**

In the Matter of the Application

of

**LOT LINE
MODIFICATION
APPROVAL**

**LONG AND EDWARDS
LOT LINE MODIFICATION
SCTM #300-165-5-19/166-5-11**

ADOPTED: ____/____/____

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

- 1. NATURE OF APPLICATION:** Application for lot line adjustment pursuant to § 220-2.18 et seq. of the East Hampton Town Code.
- 2. OWNERS OF PROPERTY:** Stephen Long & Mark Edwards
- 3. SIZE OF AREA TO BE TRANSFERRED:** 4,356 sq. ft.
- 4. EXISTING SIZES OF PROPERTY:** SCTM#300-165-5-19: 12,007 sq. ft., SCTM#300-166-5-11: 35,885 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** Lot 1 - (SCTM#300-165-5-19): 16,363 sq. ft., Lot 2 - (SCTM#300-166-5-11): 31,529 sq. ft.
- 6. PREPARER OF PROPOSED MAP:** Gary Benz, L.S. Surveying and Land Planning
- 7. DATE OF PROPOSED MAP:** Dated last revised January 10, 2020
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** SCTM#300-165-5-19, SCTM#300-166-5-11.
- 2. STREET LOCATION:** 38 Maple Lane & 23 Spring Close Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** East Hampton
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Proposed Lot 1 is developed with a single-family residence and associated accessory structures. Proposed Lot 2 is vacant. Both lots are zoned A: Residence. They are situated off of Spring Close Highway and Maple Lane in East Hampton. Proposed Lot 1 is 100% cleared of naturally-occurring vegetation and

proposed Lot 2 is partially cleared.

- 6. **EXISTING FILED MAP NAME:** N/A
- 7. **EXISTING FILED MAP NUMBER:** N/A
- 8. **FILING DATE OF EXISTING MAP:** N/A
- 9. **BLOCK NUMBER IN EXISTING FILED MAP:** N/A
- 10. **LOT NUMBERS IN EXISTING FILED MAP:** N/A

C. ZONING CLASSIFICATION

- 1. **ZONING DISTRICT:** A: Residence
- 2. **ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

- 1. **SEQRA CLASSIFICATION:** Type II
- 2. **LEAD AGENCY:** N/A
- 3. **DETERMINATION OF SIGNIFICANCE:** N/A
- 4. **DATE OF DETERMINATION:** N/A

E. COUNTY COMMISSION REVIEW AND ADDITIONAL FINDINGS OF FACT

- 1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).
- 2. By report dated March 11, 2020 the Fire Department has informed the Board that no additional fire protection devices are required for this application.
- 3. Stephen Long, owner of SCTM#300-165-5-19 and Mark Edwards, owner of SCTM#300-166-5-11, seek approval of a lot line adjustment, in order to permit the transfer of 4,356 sq. ft. of land from SCTM#300-166-5-11 to SCTM#300-165-5-19.
- 4. The proposed lot line adjustment would increase the area of SCTM#300-165-5-19 to 16,363 sq. ft. and would decrease the area of STCM#300-166-5-11 to 31,529 sq. ft.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

- 1. The proposed lots do not conform to lot area and lot width requirements for the A: Residential zoning district. However, SCTM#300-165-5-19 will be made more conforming. SCTM#300-166-5-11 has received a lot area variance from the Zoning Board of Appeals (ZBA) by resolution dated September 10, 2019.

2. The application as approved satisfies the criteria for lot line adjustment set forth in § 220-2.18 of the Town Code.

G. DISPOSITION OF APPLICATION

Approval is hereby granted for the adjustment of lot lines between the aforementioned lots, in accordance with the Map described herein, subject to any conditions or modifications specified in § H below.

1. **NAME OF APPROVED MAP:** Lot Line Modification Map of Long - Edwards
2. **PREPARER OF APPROVED MAP:** Gary Benz, L.S.
3. **DATE OF APPROVED MAP:** January 10, 2020

H. CONDITIONS OF APPROVAL

The lot line modification approval hereby granted is contingent upon full compliance with the conditions set forth in this section. No property may be transferred, nor any improvements made, except in accordance with this conditional approval.

1. The property to be transferred from SCTM#300-166-5-11 to SCTM#300-165-5-19 shall be placed in the same record ownership as SCTM#300-165-5-19 such that no new or additional parcels of land are created.
2. The applicant shall obtain Suffolk County Department of Health Services approval of the map.
3. The applicant shall obtain Suffolk County Department of Health Services approval of the Map. One copy of the approved map containing an original stamp of approval from this agency, not a photocopy, shall be submitted to the Planning Board.
4. All utilities servicing the proposed lots shall be installed belowground, including electric, telephone, and, if available, cable television wiring, in accordance with the requirements of Chapter 131 of the Town Code. Any electric transformers placed, installed, erected, or constructed on this property or on the adjacent highway rights-of-way shall be located below natural grade.
6. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.
7. There shall be no further division of any of the lots shown on this Map.
8. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.
9. All conditions prerequisite to the signing of the Map by the Planning Board Chair shall be met within six (6) months of the date of this resolution.

I. VALIDITY OF APPROVAL

The foregoing constitutes this Board's conditional approval of lot line adjustment for the Map entitled Lot Line Modification of Long and Edwards. If any condition of this resolution is not met, or is not met within the prescribed time period, the approval hereby granted shall become void and of no effect.

DATED: May 6, 2020

cc:

Jeffrey Freireich
PO Box 2759
Amagansett, NY 11930

Planning Department
Building Inspector
Board of Assessors

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK**

In the Matter of the Application

of

**EXTENSION
OF TIME**

**BELOW THE BRIDGE
LOT LINE MODIFICATION**

SCTM #300-145-3-9.4, 11.1, 12.1, 21.1/145-5-4.1, 14.1

ADOPTED: / /2020

1. By resolution adopted October 28, 2015, and subsequently extended January 11, 2017, May 17, 2017, May 2, 2018, and May 15, 2019, (the "Resolution"), the Planning Board granted lot line modification approval to the above-mentioned application, subject to various conditions.

2. By letter dated April 16, 2020, Madeline VenJohn, attorney for the applicant, has informed the Planning Board that additional time is needed to meet the conditions of the Planning Board Resolution in order that the map may be signed, and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one (1) year, or until April 28, 2021.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: May 6, 2020

cc: Madeline VenJohn, Esq.
Tarbet & Lester, PLLC
132 North Main Street, 1st Floor
East Hampton, NY 11937

Planning Department
Building Department

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK**

**In the Matter of the Application
of**

**MINOR SITE PLAN
APPROVAL**

**ARF DOG RUN ENCLOSURE
SITE PLAN
SCTM #300-192-3-4**

ADOPTED: ___/ ___/

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:

(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.

2. DESCRIPTION OF PROPOSED WORK: Enclose and convert a 104.2 sq. ft. dog run attached to the west side of the medical building to an x-ray room and enclose and convert three covered dog pens, two 148 sq. ft. and one 136.5 sq. ft., attached to the east side of the building to holding and intake areas

3. SIZE OF PROPERTY: 22.5 acres

4. OWNER OF PROPERTY: Animal Rescue Fund of the Hamptons, Inc. (ARF)

5. APPLICANT: Karen A. Hoeg, Esq., Twomey, Latham, Shea

6. PROPOSED SITE PLAN: Survey prepared by Walbridge Surveyors, P.C. dated March 30, 2020

8. DATE OF PUBLIC HEARING ON APPLICATION: Determined to be a minor site plan; no public hearing required.

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-192-3-4

2. STREET LOCATION: 90 Daniels Road

3. CONTIGUOUS WATER BODIES: N/A

4. HAMLET OR GEOGRAPHIC AREA: Wainscott

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: The site is located in an A5 Residence/Water Recharge Overlay zoning district and is within the Pine Barrens and South Fork Special Groundwater Protection Area. It is partially cleared in southwest corner and

contains improvements utilized as an animal rescue center. The site has a certificate of occupancy for a 9,565 sq. ft. dog kennel and office space and a 4,411 sq. ft. roofed over dog run on the first floor and a 1,313 sq. ft. second floor addition with a care taker apartment. The latest certificate of occupancy approved for 2065 sq. ft. first floor interior alterations including new HVAC system, 2668 sq. ft. lower level interior alterations to create 28 kennels and holding areas; 192 sq. ft. exterior entrance to lower level at existing animal shelter; 8' x 12' leaching ring; fire escape

- 6. **FILED MAP NAME:** N/A
- 7. **FILED MAP NUMBER:** N/A
- 8. **DATE OF MAP FILING:** N/A
- 9. **BLOCK NUMBER IN FILED MAP:** N/A
- 10. **LOT NUMBER IN FILED MAP:** N/A

C. ZONING CLASSIFICATION

- 1. **ZONING DISTRICT:** A5 Residence
- 2. **ZONING OVERLAY DISTRICT:** Water Recharge Overlay District

D. SEQRA REVIEW

- 1. **SEQRA CLASSIFICATION:** Type 1
- 2. **LEAD AGENCY:** Planning Board
- 3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
- 4. **DATE OF DETERMINATION:**

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

- 1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).
- 2. By letter dated, the Fire Department has informed the Board that no additional fire protection devices are needed for this project.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

- 1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.
- 2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. TYPE OF APPROVAL GRANTED:

- (a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.
- (b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Minor addition to an animal rescue facility.

3. DESCRIPTION OF APPROVED WORK: Enclose and convert a 104.2 sq. ft. dog run attached to the west side of the medical building into an X-ray room and convert three covered dog pens, two 148 sq. ft. and one 136.5 sq. ft. in size attached to the east side of the building into holding and intake areas.

H. CONDITIONS OF APPROVAL

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

1. APPROVED SITE PLAN: Survey prepared by Walbridge Surveyors dated March 30, 2020

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- D.4-100 Demolition First Floor Plan
- D.4-101 Demolition Basement Plan
- D.4 -102 Demolition Section
- A.4-101 Basement Plan
- A.4-102 Attic Plan
- A.4-200 Reflected Ceiling Plan
- A.4-510 and A.4-511 Wall Sections
- A.4-512 Building Section
- A.4-513 and A.4-514 Stair Sections
- A.4-600 Construction Details, all prepared by Richard Bacon, Architect, dated December 09, 2019
- A.4-100 First Floor Plan- Door and Window Types, A.4-400 and A.4-401 Exterior Elevations prepared by Richard Bacon, Architect, revised on March 06, 2020
- Lighting Specifications received February 27, 2020
- Exterior Wall Light Narrative by DLI Animal Facility received April 13, 2020

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub¶ 3.2 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3.3 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

3.4 The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

I. VALIDITY OF APPROVAL

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: May 6, 2020

cc: Karen Hoeg, Esq.
Twomey, Lathan, Shea
P.O. Box 9398
West Second Street
Riverhead, NY 11901

Planning Department
Building Inspector
Architectural Review Board



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

April 15, 2020

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: EEB LLC Final Subdivision
SCTM#300-166-4-3.2

Last Review Date: November 6, 2019

Items Received: The following information has been submitted:

- Proposed Agricultural easement;
- Filed Covenant & Restriction required by the Suffolk County Department of Health Services;
- Letter from the East Hampton Fire Department dated February 7, 2020.

Background Information:

The subject application proposes to subdivide a 20.59 acre lot situated on Spring Close Highway in an A3 Residence zoning district into four lots, ranging from 87,104 sq. ft. to 100,623 sq. ft., served by a common driveway, with a 7.7 acre agricultural reserved area and a 3.1 acre reserved area containing a man-made pond. 3.2 acre wooded reserved area with a 15' deep, 42,000 sq. ft. man-made pond. are proposed. An open space map with a minimum of 50% open space was mandatory and the two proposed reserved areas equal 52% of the parcel. A 20' wide access easement over Lot 2 allows for access to the reserved area. The map also depicts a 20' wide vegetated area on the west side of the common driveway to buffer the neighboring property.

The yield map indicated a yield of five lots and since the open space map only proposes four lots, the applicant is not subject to the Long Island Workforce Housing Act and is not required to provide a lot for affordable housing in return for a bonus unit of density based on the reduction in density.

§193-2-50 of the Town Code mandates preservation of prime agricultural soils on lands whose preservation would implement the Town's Comprehensive Plan. The site contains

two relatively small areas of prime agricultural soils. However, the size, configuration and location of these soils do not lend themselves to be a basis for creating an agricultural reserved area that is conducive to farming. One area consisting of a narrow sliver of prime soils will be included in the agricultural reserved area. The second area will be located in the proposed “natural” reserved area and in the area of Lots 3 and 4. This second area is represented by a finger shaped area approximately 190’ at the widest point and surrounded by three soil types that have characteristics described as not being conducive to agriculture by the USDA. A map preserving 70% of this area would not be conducive to agriculture and the Planning Board did not require such.

The Town’s CPF plan recommends that the existing fields along Springs Close Highway be preserved and that development of the parcel be coordinated with lots SCTM#300-166-4-22 to the east and SCTM#300-189-1-4 to the south. The two reserved areas have been designed to facilitate this. The CPF plan also recommends that a trail/bicycle easement be obtained along the LIRR right of way. The applicant has not agreed to provide this and the Board has requested that the easement over the reserved area be written so as to not preclude this in the future.

Issues for Discussion

Proposed Agricultural Easement

The wooded reserved is proposed to be owned by a homeowner’s association and a scenic easement dedicated to the Town of East Hampton will be required over this reserved area.

The applicant has submitted a draft agricultural easement proposed over the agricultural reserved area that will be dedicated to the Town. Section 2. B. (iv) of the easement allows for the future use of a twenty (20) foot right of way to be used as a bicycle path constructed running east to west along the northern boundary of the easement area, at the sole discretion of the applicant.

However, 3. (c) on page 6 reads “GRANTOR may at GRANTOR’s sole discretion construct a 20’ wide bicycle path across burdened premises.” The Planning Department notes that the applicant is the Grantor and the Town of East Hampton the Grantee. The intention is that with the applicant’s permission, the Town would be able to construct a bicycle path at some point in the future. It was not intended that the applicant have this responsibility.

Covenants & Restrictions

The Covenants and Restrictions required by the Suffolk County Department of Health Services require an easement for the installation, maintenance, repair and inspection of public water lines and that the public water lines be installed before any lots in the subdivision are conveyed. The Covenants and Restrictions also require that the existing dwelling on Lot 1 be removed and the sanitary system serving that residence be abandoned prior to the conveyance of any lots.

Fire Department Comments

The East Hampton Fire Department reaffirmed a prior 2014 determination that there is no further review needed for fire protection devices.

Public Hearing

The Board held a public hearing on the preliminary map on June 22, 2016 and there were no public comments. The Planning Department notes that the final map submitted for EEB Farms is substantially the same as that of the preliminary approval.

§220-2.13 of the Town Code allows the Planning Board to waive a public hearing on a final subdivision where there is no substantial difference between the map in the preliminary approval and that in the final submission. It has been the Board’s practice to waive the public hearings in such circumstances.

Conclusion

The applicant has submitted all of the requested information. The Planning Board should review the agricultural easement and discuss any comments. The Board should also determine whether the application is complete and whether to waive the public hearing.

Planning Board Consensus:

The Planning Board should discuss any comments on the agricultural easement.

Additional comments: _____

The board should determine whether the application is complete.

Additional comments: _____

The Board should determine whether to waive the public hearing on the final map.

Additional comments: _____

Additional Board Comments:

JP

**GRANT OF AGRICULTURAL, SCENIC AND CONSERVATION
EASEMENT**

THIS INDENTURE, made this ____ day of _____, _____,
by and between EEB Farms LLC, a limited liability company having an office at 175
Springs Fireplace Road, East Hampton, New York 11937.

(“GRANTOR”), and the Town of East Hampton, a municipal corporation having its
principal offices at 159 Pantigo Road, East Hampton, New York 11937 (“GRANTEE”).

WHEREAS, GRANTOR owns certain lands situate at 78 Springs Close Highway,
Town of East Hampton, County of Suffolk, State of New York and described as follows:

See Schedule A

AND WHEREAS, the said lands constitute an area of natural scenic beauty,
which is desirable and productive for farming and agricultural purposes, and whose
openness and existing state of use enhances the present and potential value of abutting
and surrounding properties, enhances the conservation of natural agricultural, and scenic
recourses, and yields a significant public benefit; and

WHEREAS, Section 247 of the New York General Municipal Law authorized
designated governmental bodies, including Towns, to acquire fee title or lesser interests
in land, including development rights, restrictive and affirmative easements, covenants,
and other contractual rights which may be necessary or desirable for the preservation and
retention of open spaces and natural or scenic resources including agricultural lands; and
RECEIVED

FEB 6 2020

PLANNING BOARD

WHEREAS, it is GRANTEE's policy to conserve, preserve, and protect the Town's natural resources and the natural and man-made attributes of its land, including farmland, as fundamental to maintaining and improving the agricultural economy, recreational opportunities, community attractiveness, balanced growth, and the quality of life in the Town generally; and

WHEREAS, in furtherance of GRANTEE's policies and in accordance with Section 247 of the General Municipal Law, GRANTOR wishes to convey and GRANTEE wishes to accept this scenic and conservation easement;

NOW THEREFORE, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration to GRANTOR, the receipt of which is hereby acknowledged, this agreement

WITNESSETH

1. GRANTOR does hereby grant, transfer, bargain, sell, and convey unto GRANTEE, in perpetuity, a scenic and conservation easement in gross, of the nature, character, and to the extent hereinafter set forth over and upon all that certain parcel of land set forth and described above (hereinafter sometimes referred to as the "burdened premises" or the "premises").

2. The nature, character, and extent of the easement hereby granted are as follows:

(a) The use and development of the burdened premises shall forever be restricted to some or all of the following activities:

(i) agricultural operations, including soil preparation, cultivation, drainage, fertilization, irrigation, pest control, erosion control, and other normal and customary agricultural practices, all as designed and intended to promote and enhance open, undeveloped land and agricultural production, encompassing the production or raising of field crops, vegetables, fruits, trees, horticultural specialties, flowers, livestock (including cattle, sheep, goats, horses and poultry) and livestock products, and other ordinary farm products; and

(ii) the use of farm vehicles and equipment in connection with agricultural operations.

(b) The term "agricultural operation" shall be construed so as to exclude the following activities:

(i) operation of riding academies, stables, dude ranches or the like, in which the use of the burdened premises includes the letting of horses or other animals for hire, or the giving of riding instruction on a commercial basis;

(ii) the holding of horse shows, rodeos, or similar events on other than a one-time basis;

(iii) recreational pursuits, whether commercial or in the nature of a membership club, such as the racing of horses or the holding of polo matches, on other than a one-time basis;

(iv) operation of zoos, in which admission or other fees are charged for viewing animals; and

(v) sod farming or other activities involving the repeated removal of topsoil from the burdened premises.

(c) In furtherance of the restrictions imposed by this paragraph, the following activities are regulated as set forth below:

(A) Except to the extent specifically required for, or in direct aid of, the uses of the burdened premises which are permitted by paragraph 2 (a) above:

(i) no existing trees or shrubs shall be destroyed, cut, or removed from the premises;

(ii) no dump or storage area for the disposal of ashes, trash, rubbish, sawdust, garbage, offal, or any unsightly or offensive material shall be established or permitted to exist on the premises, nor shall any burning of refuse be permitted thereon; and

(iii) the natural contours and subsurface conditions of the premises shall remain generally undisturbed, and in their present natural state;

(B) In all events:

(i) no permanent or temporary residential or nonresidential buildings or structures, including any billboards or other advertising signs, shall be constructed, erected, maintained, or moved onto or within the premises, except as provided in paragraph 3 (b) below;

(ii) no commercial lumbering operations shall be undertaken on the premises, other than those associated with forestry management and approved by the Regional Forester of the State of New York;

(iii) no portion of the premises shall be used for a leaching or sewage disposal field; nor shall any portion of the premises be used for a drainage basin or sump, except in accordance with sound agricultural management practices and in order to control flooding or soil erosion on the premises;

burdened premises (or the portions of taken or condemned) shall not be subject to the restrictions set forth herein. In any such event, GRANTOR shall no be required to pay any penalties, nor shall the value of the burdened premises be in any way diminished or limited by this easement (even for the purposes of computing severance damages, if any, as to those parts of the premises not taken or condemned), nor shall any part of the condemnation award belong to or be payable to GRANTEE.

8. This easement shall be deemed a Conservation Easement subject to the provisions of Chapter 16 of the East Hampton Town Code.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the date and year first above written.

[Name of Grantor] (GRANTOR)

ATTEST:

TOWN OF EAST HAMPTON (GRANTEE)

Town Clerk

By: _____
Supervisor

ACKNOWLEDGMENT

State of New York, County of

}ss.:

On the day of in the year before me, the undersigned, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

RECORD AND RETURN TO:

Town Clerk
Town of East Hampton
159 Pantigo Road
East Hampton, New York 11937

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SCHEDULE A

ALL that certain plot, piece, or parcel of land situate, lying and being in the Town of East Hampton, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Long Island Railroad (MTA) and the easterly side of Springs Close Highway;

THENCE North 66 degrees 59 minutes 14 seconds East along the southerly side of Long Island Railroad (MTA) 2,065.34 feet to land now or formerly of Finah Limited;

THENCE the following six (6) courses and distances along land now or formerly of Finah Limited:

1. South 23 degrees 14 minutes 14 seconds East 234.88 feet;
2. North 74 degrees 59 minutes 02 seconds East, 699.42 feet;
3. South 65 degrees 04 minutes 11 seconds West, 408.41 feet;
4. South 76 degrees 49 minutes 14 seconds West, 66.00 feet;
5. South 79 degrees 24 minutes 04 seconds West along land now or formerly of Frank Bistran, 324.84 feet ;
6. South 10 degrees 35 minutes 56 seconds East along land now or formerly of Frank Bistran 253.58 feet to the northerly side of Spring Close Highway;

THENCE the following two courses and distances along the northerly side of Spring Close Highway:

1. North 88 degrees 30 minutes 56 seconds West, 104.89 feet;
2. North 85 degrees 58 minutes 16 seconds West, 76.35 feet;

THENCE North 23 degrees 23 minutes 46 seconds West along the easterly side of Spring Close Highway, 256.97 feet to the point or place of BEGINNING.

FINAL SUBDIVISION MAP OF EEB FARMS LLC

Situate
Town Of East Hampton
Suffolk County, New York
SCALE: 1" = 60'

AREA: 896.995 sq.ft.
or 20.5922 acres

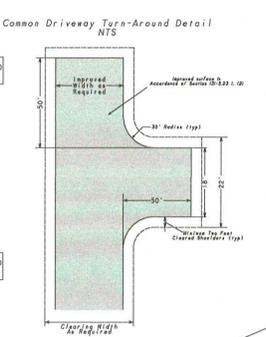
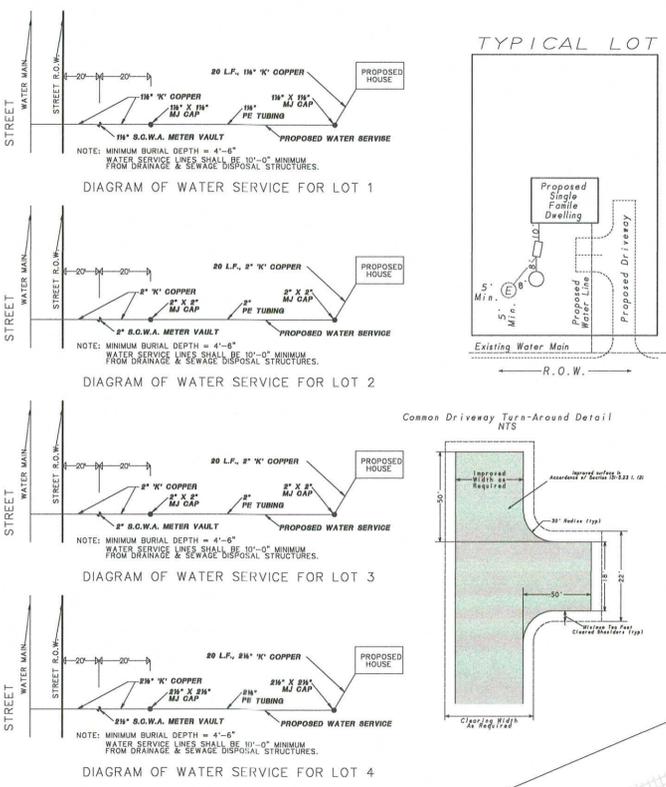
Owner & Developer:
EEB Farms, LLC
175 Springs Fireplace Road
East Hampton, NY 11937

ZONING DISTRICT: "A3"
FLOOD ZONE: "X"
NUMBER OF LOTS: 6
SCHOOL DISTRICT: East Hampton
FIRE DISTRICT: East Hampton
UTILITIES: P.S.E. & G. Verizon
(All utilities installed underground
in accordance with Public Service
Commission regulations.)
S.C.T.M. No. : 300-166-4-3.2

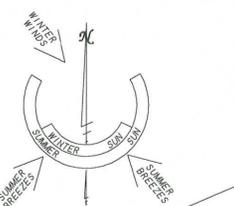
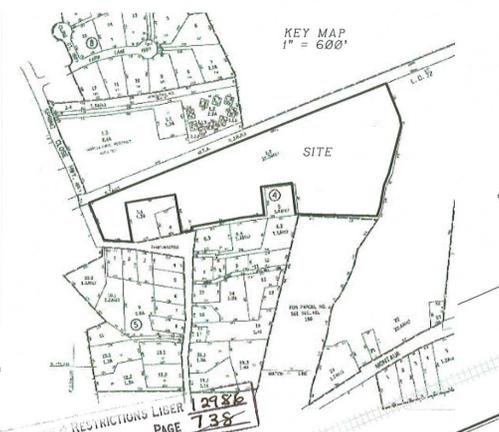
Water Service Notes:
A) Each lot shall have its own water service line tapped from the water main in Spring Close Highway.
B) All water service lines are to be placed in a common trench.
C) All water service lines must have a minimum of 4.5 feet of cover.
D) All water service lines must be a minimum 10 feet from drainage structures and sewage disposal systems.

PROPOSED NATURAL RESERVED AREA: 138,886 sq.ft. (15.49%)
PROPOSED AGRICULTURAL RESERVED AREA: 338,771 sq.ft. (37.76%)
TOTAL PROPOSED RESERVED AREAS: 477,657 sq.ft. (53.25%)

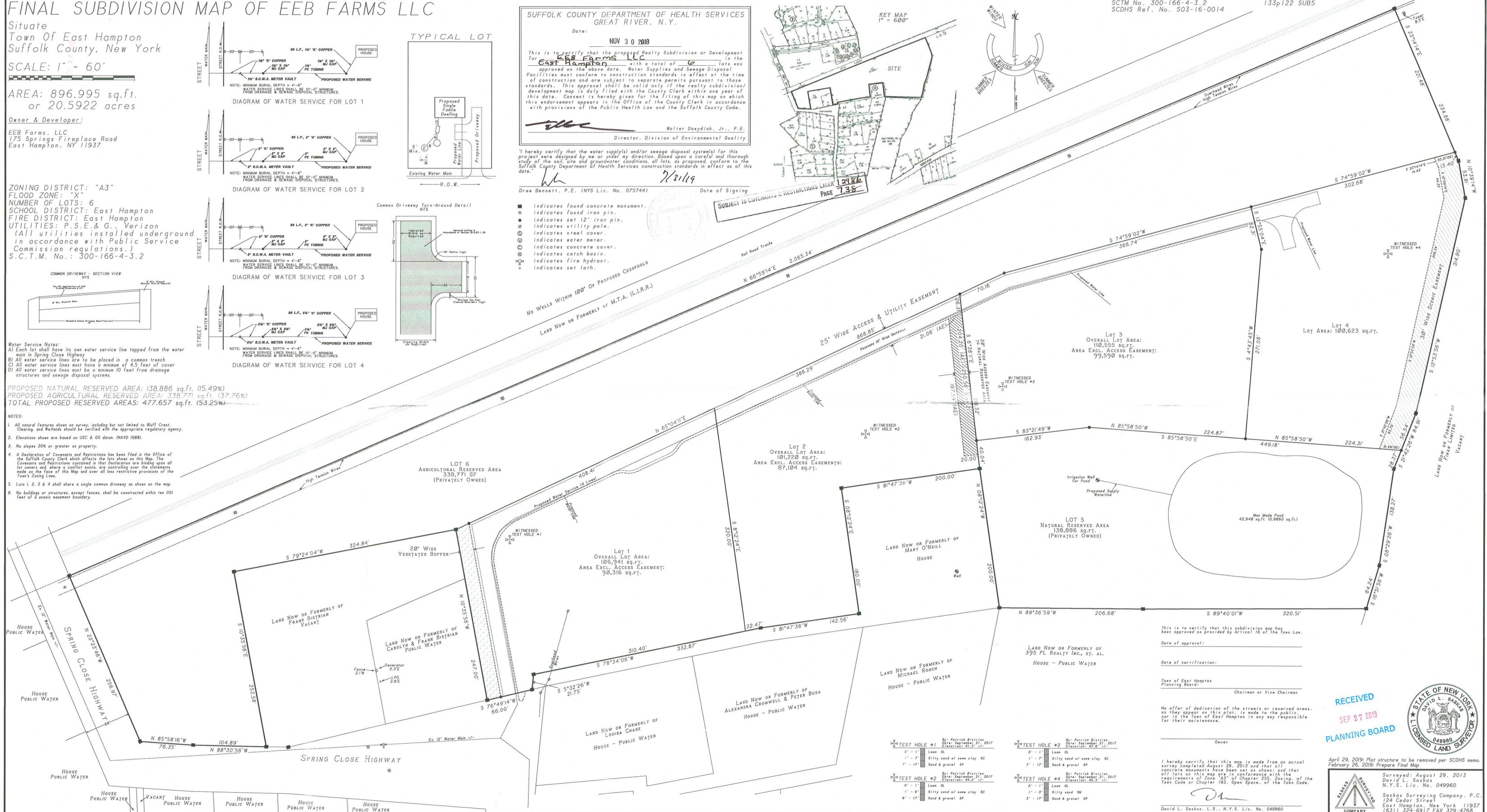
- NOTES:
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
 - Elevations shown are based on USC & GS datum. (NAVD 1988).
 - No slopes 20% or greater on property.
 - A Declaration of Covenants and Restrictions has been filed in the Office of the Suffolk County Clerk which affects the lots shown on this Map. The Covenants and Restrictions contained in that Declaration are binding upon all lot owners and, where a conflict exists, are controlling over the statements made on the face of this Map and over all less restrictive provisions of the Town's Zoning Law.
 - Lots 1, 2, 3 & 4 shall share a single common driveway as shown on the map.
 - No buildings or structures, except fences, shall be constructed within ten (10) feet of a scenic easement boundary.



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.
Date: **NOV 30 2018**
This is to certify that the proposed Realty Subdivision or Development in the Town of East Hampton with a total of 6 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 Dasydiak, 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.
Draw Bennett, P.E. (NYS Lic. No. 075744) Date of Signing: 7/31/19



SCTM No. 300-166-4-3.2
SCDHS Ref. No. S03-16-0014
133p122 SUBS



This is to certify that this subdivision map has been approved as provided by Article 16 of the Town Law.
Date of approval: _____
Date of certification: _____
Town of East Hampton Planning Board: _____
Chairman or Vice Chairman: _____
Owner: _____

I hereby certify that this map is made from an actual survey completed August 29, 2013 and that all concrete monuments have been set as shown; and that all lots on this map are in conformance with the requirements of Zone "A3" of Chapter 255, Zoning, of the Town Code or Chapter 193, Open Space, of the Town Code.
David L. Saskas, L.S., N.Y.S. Lic. No. 049960

RECEIVED
SEP 27 2019
PLANNING BOARD



April 29, 2019: Plot structure to be removed per SCDHS memo. February 26, 2019: Prepare Final Map
Surveyed: August 29, 2013
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



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul, AICP
Director

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

April 28, 2020

TO: Planning Board

FROM: Eric Schantz 
Senior Planner

RE: Startup Ranch, Section II – Modification
SCTM# 300-13-2-39.57
107 Startup Drive South, Montauk

Last Review Date: April 3, 2019

Items and Date Received: Applicant submission cover letter re: Request to Modify One (1) original and nine (9) copies of the application dated January 10, 2019; Ten (10) sealed prints of a revised site plan/survey by Saskas Surveying Company, P.C. dated January 11, 2019; Ten (10) copies of a Narrative Addendum in support of this application.

Background Information: The applicants are requesting a modification of the conditions of approval of the Startup Ranch Section II Final Subdivision in order to allow Lot 3 (SCTM#300-13-2-39.57) to take access over an individual driveway. The subdivision approval required that the subject parcel and Lot 2 (SCTM#300-13-2-39.56) share a common driveway as illustrated on the approved subdivision map as a sole access point.

The subject parcel and its neighboring lots to the west, north and east were all part of the Startup Ranch, Section II Subdivision. All four lots are zoned A5: Residence. The subject lot contains two agricultural structures (labeled as “barn” or “stable” on various plans). The lot to the immediate west is an agricultural reserved area. The lot to the east contains a single-family residence and associated accessory structures all constructed within the last 3 years. The lot to the north contains a single-family residence under construction and various agricultural buildings.

The subject parcel along with most of the surrounding area was historically cleared and is identified as 100% cleared of naturally-occurring vegetation, although a small patch of shrubs exists on the subject parcel. It contains expansive areas of steep slopes and there are extensive freshwater wetland systems to the south and east which are fed directly by

the Startop highlands. This area is within the Montauk Point subunit of the Scenic Areas of Statewide Significance.



Oblique aerial from Spring 2018 with Lot 3 (the subject parcel) to the left and Lot 2 to the right

Issues for Discussion:

Application Status

At the time of the initial review, the Planning Board basically tabled its discussion as a narrative outlining the proposed project was not provided. This information has been submitted. The following paragraphs are taken mostly verbatim from the Planning Department's previous memo:

Access

The common driveway was required as a condition of final subdivision approval. It is situated in an area of the subdivision which is relatively flat and is basically the only such area on either Lot 2 or Lot 3 (Lot 1 to the north was to take access via an existing individual driveway). The proposed individual driveway for Lot 3 is situated in the area of the steepest slopes on this property and would almost certainly require substantial retaining walls or other improvements to be stabilized. It contains a patch of vegetation that would need to be partially removed.

Numerous of sections of the Town Code are written with the intention of protecting the Town's natural topography, for drainage reasons, as slopes direct water into existing wetlands and water recharge areas, and to preserve rural character. § 220-1.05 (General Subdivision Polices and Requirements) provides that natural topography shall be protected by any means the Planning Board deems necessary. §220-1.10 B. (Roads and Common Driveways) requires that all common driveways be suitably located related to natural topography and that the Planning Board design and lay out roads and common driveways in such a manner as to enhance the rural and aesthetic qualities of the community.

In order to reduce the severity of the slope of the driveway, the alternative driveway proposed on Lot 3 is proposed to run from an elevation of 60' to 35' by cutting sideways across and disturbing a steep slope for a distance of approximately 240'.

The survey also indicates a steep angle of approach from Startop Drive South which could make turning movements difficult, although it is noted this is presumably one of the least-traveled roads in Montauk. At this time, it does not seem why the addition of an individual driveway would be in the interests of good planning and it appears the opposite would be true.

Change of Circumstances

Whenever the Planning Board is to vote to amend a previous subdivision approval, a legitimate change of circumstances must first be found. Additionally, the declaration of covenants and restrictions would have to be amended.

The submitted narrative addendum cites a study indicating an increase in heavy rain events between 1958 and 2013 and indicates that the steep topography at the site makes the existing common driveway in danger of becoming damaged by them. The Board should discuss with Counsel and the applicants whether or not there is a legitimate substantive change of circumstances in the subject request.

Freshwater Wetlands

The subject parcel, the remaining lots of the subdivision, and the neighboring subdivisions (including Startop Ranch, Section I) are all situated on highlands which direct storm water run-off to an expansive system of freshwater wetlands. The subject parcel is no exception and it appears the southern property line may be within 150' of adjacent freshwater wetlands. These wetlands were last flagged in December 2015 as part of a lot inspection request for the lot to the east (Lot 2). The Planning Department accordingly did not flag the wetland boundary along the entirety of the subject parcel's southern boundary. An updated lot inspection should be requested and the map should be amended accordingly. It appears that the new driveway would require a Natural Resources Special Permit (NRSP). Depending upon the proposed driveway materials and run-off potential, storm water control may be required.

Improvements on Lot 2

A building permit and certificate of occupancy were recently granted for a single-family residence, swimming pool and other accessory structures on Lot 2. This lot, as with Lot 3 (the subject parcel) were to take sole access from the common driveway. The common driveway was to be approved and inspected prior to the issuance of a building permit on either lot. The survey attached to the most recent certificate of occupancy, the aerial photographs and a site inspection clearly illustrate that Lot 2 has added an individual driveway and that the common driveway was never completed as per the subdivision approval. Permits for Lot 2 may have been issued in error. Further, it appears that the new individual driveway on Lot 2 is within Natural Resources Special Permit (NRSP) jurisdiction of nearby freshwater wetlands, as they were flagged in 2015.

Survey Notations

The submitted survey notes an area where vegetation height is limited and an area where buildings and structures are prohibited. These areas were not illustrated on the approved subdivision map and are suspected to be the result of easements and rights previously held by the Peconic Land Trust. The applicants should clarify the origin of these restrictions.

Conclusion

In conclusion, the Board should determine whether or not a change of circumstances is present. Regardless, the Planning Department does not see any reason at this time why the addition of an individual driveway in an area of steep slopes which also appears to be within Natural Resources Special Permit (NRSP) jurisdiction would be an improvement over the adopted subdivision design.

ES

Planning Board Consensus:

Is there a legitimate change of circumstances present?

Comments:

Is the addition of an individual driveway for Lot 3 acceptable?

Comments:

Should a lot inspection/wetland flagging be submitted and the wetland boundary illustrated on an updated survey?

Comments:

Additional Board Comments:

SURVEY OF PROPERTY

SCTM No. 300-013-2-39.57

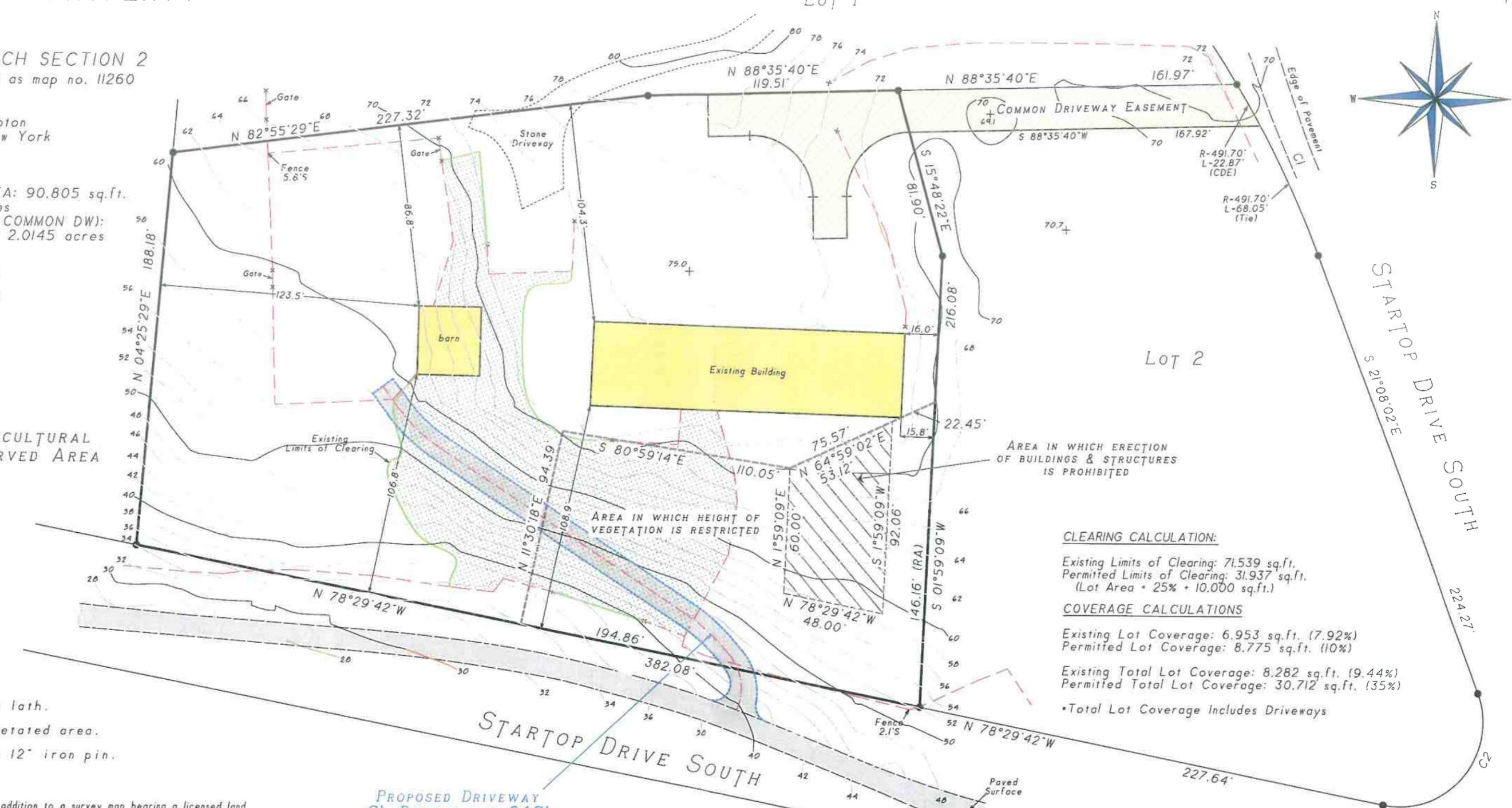
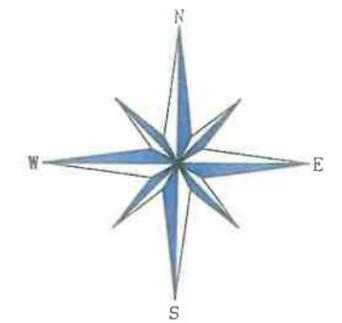
607p80

LOT 3
 Map Of
STARTOP RANCH SECTION 2
 Filed May 11, 2005 as map no. 11260
 Situate
MONTAUK
 Town Of East Hampton
 Suffolk County, New York

SCALE: 1" = 50'

OVERALL LOT AREA: 90.805 sq.ft.
 or 2.0846 acres
 LOT AREA (EXCL. COMMON DW):
 87.750 sq.ft. or 2.0145 acres

Certified only to:
 Startop Ranch, LLC



CLEARING CALCULATION:

Existing Limits of Clearing: 71,539 sq.ft.
 Permitted Limits of Clearing: 31,937 sq.ft.
 (Lot Area + 25% + 10,000 sq.ft.)

COVERAGE CALCULATIONS

Existing Lot Coverage: 6,953 sq.ft. (7.92%)
 Permitted Lot Coverage: 8,775 sq.ft. (10%)
 Existing Total Lot Coverage: 8,282 sq.ft. (9.44%)
 Permitted Total Lot Coverage: 30,712 sq.ft. (35%)
 •Total Lot Coverage Includes Driveways

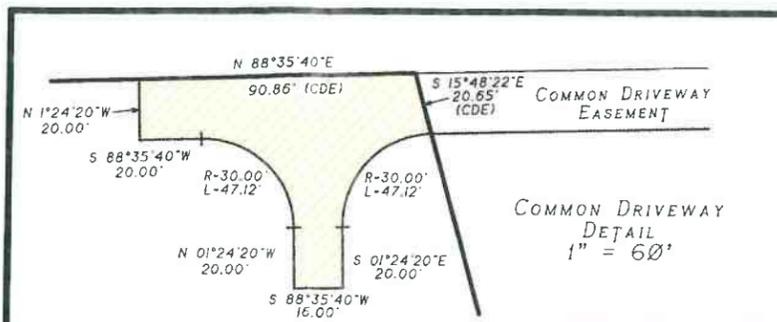
- △ indicates set lath.
- indicates vegetated area.
- indicates set 12" iron pin.

NOTES:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. 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.
3. 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.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
7. Elevations shown are based on USC & GS datum. (NAVD 1988)

PROPOSED DRIVEWAY
 CL DRIVEWAY = 240'
 START ELEV = 40.0'
 END ELEV = 59.0'
 SLOPE = 7.9%

CURVE DATA
 C1: Arc=90.92'
 Delta Angle=10°35'41"
 Chord=90.79'
 Ch Bearing=S 26°25'53"E
 Radius=491.70'
 Tangent=45.59'
 C2: Arc=85.66'
 Delta Angle=122°38'20"
 Chord=70.22'
 Ch Bearing=N 40°11'08"E
 Radius=40.02'
 Tangent=73.16'



Not a valid copy unless marked with original land surveyor's embossed seal & signature

RECORDED
 FEB 20 2019

January 11, 2019: Recertify, plot proposed driveway
 May 28, 2015: Lath Common Driveway Easement

Surveyed: December 5, 2012
 David L. Saskas
 N.Y.S. Lic. No. 049960

SASKAS SURVEYING

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

SURVEY OF PROPERTY

LOT 3
 Map Of
STARTOP RANCH SECTION 2
 Filed May 11, 2005 as map no. 11260
 Situate
MONTAUK
 Town Of East Hampton
 Suffolk County, New York

SCALE: 1" = 40'

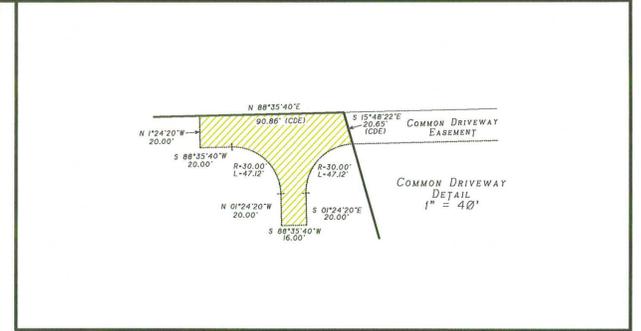
OVERALL LOT AREA: 90.805 sq.ft.
 or 2.0846 acres
 LOT AREA (EXCL. COMMON DW):
 87.750 sq.ft. or 2.0145 acres

Certified only to:

Startop Ranch, LLC

SCTM No. 300-013-2-39.57

607p80A

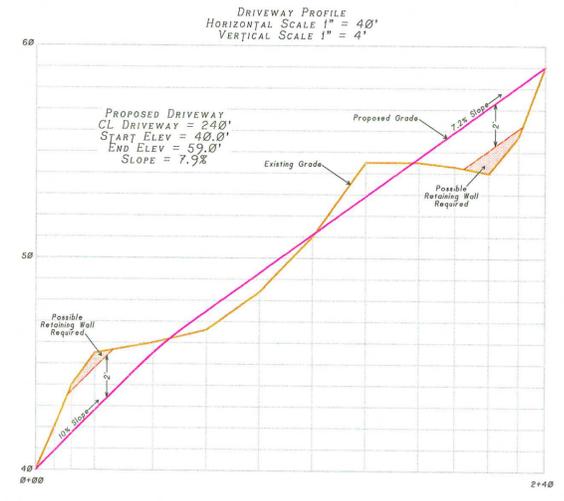
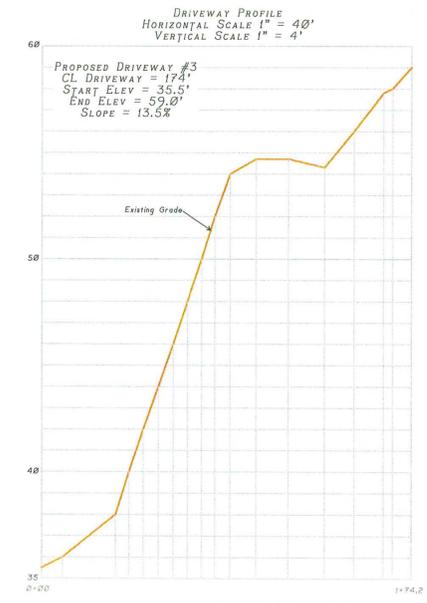


CURVE DATA
 C1: Arc=90.92'
 Delta Angle=10°35'41"
 Chord=90.79'
 Ch Bearing=S 26°25'53"E
 Radius=49.70'
 Tangent=45.59'
 C2: Arc=85.66'
 Delta Angle=22°38'20"
 Chord=70.22'
 Ch Bearing=N 40°11'08"E
 Radius=40.02'
 Tangent=73.16'

CLEARING CALCULATION:
 Existing Limits of Clearing: 71,539 sq.ft.
 Permitted Limits of Clearing: 31,937 sq.ft.
 (Lot Area = 25% = 10,000 sq.ft.)
COVERAGE CALCULATIONS
 Existing Lot Coverage: 6,953 sq.ft. (7.92%)
 Permitted Lot Coverage: 8,775 sq.ft. (10%)
 Existing Total Lot Coverage: 8,262 sq.ft. (9.44%)
 Permitted Total Lot Coverage: 30,712 sq.ft. (135%)
 *Total Lot Coverage Includes Driveways

▲ indicates set lath.
 ■ indicates vegetated area.
 ● indicates set 12" iron pin.

NOTES:
 1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2205, sub-division 2 of the N.Y. State Education Law.
 2. 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.
 3. 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 of subsequent owners.
 4. Underground improvements or encroachments, if any, are not shown hereon.
 5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
 6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
 7. Elevations shown are based on USC & GS datum. (NAVD 1988)



January 17, 2020: Locate driveway flags & plot proposed driveway #3 & profile
 November 10, 2019: Plot driveway profile
 January 11, 2019: Recertify, plot proposed driveway
 May 28, 2015: Lath Common Driveway Easement
 Surveyed: December 5, 2012
 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



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul, AICP
Director

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

April 28, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner *E.S.*

RE: Below the Bridge Lot Line Modification
SCTM# 300-145-3-9.4, 11.1, 12.2, 21.2, 22.1 & 300-145-5-4.1 & 14.1
Springs Fireplace Road and Sherill Foster's Path

Last Review Date: Approved on October 28, 2015

Items and Date Received: Lot line modification map prepared by Saskas Surveying Company, P.C. dated last revised July 17, 2018

Background Information: Application was approved to adjust the lot lines of seven (7) lots so as to create four (4) individual lots.

The subject property totals nearly 4 acres and is situated along Springs – Fireplace Road in East Hampton. It is zoned CI: Commercial Industrial and is currently 100% cleared.

The property was the subject of previous site plan applications in 1999 and 2006 for multiple-unit service commercial building(s). Neither application was completed. A site plan/special permit approval was granted recently to develop four (4) individual lots. Three (3) of the lots are to contain a series of individual stalls to be rented to contractors for storage. No buildings are proposed on these lots and the only structures will be a series of 4' tall stockade fences to separate the "pens". Lot 2 is proposed to be improved with a 7,317 sq. ft. warehouse building for a wholesale building supplies distributor along with parking, landscaping, lighting and related accessory structures.

Issues for Discussion

Proposed Modification

In the process of obtaining approval of the Suffolk County Department of Health Services (SCDHS) the applicants were required to widen the proposed common driveway and utility easement from 20' to 30' to accommodate the location of water service, keeping it within the easement. The Planning Department has no objections to this request. The Board should determine if it agrees.

ES

Planning Board Consensus

Does the Board approve of the proposed modification?

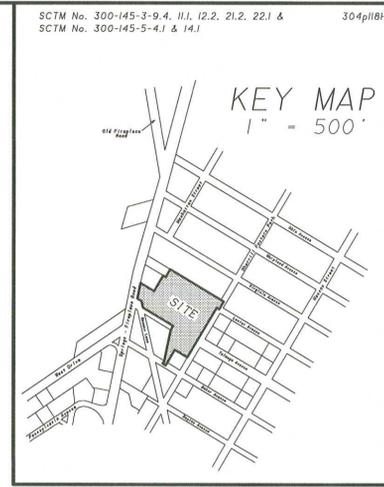
Additional comments: _____

Additional Board Comments:

LOT LINE MODIFICATION FOR BELOW THE BRIDGE

Situate
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 50'



Owner and Developer:

Below the Bridge Black LLC
Below the Bridge Blue LLC
Below the Bridge Gold LLC

AREA: 169,066 sq. ft. or 3.8812 acres
ZONING DISTRICT: Commercial Industrial
FLOOD ZONE: X
NUMBER OF LOTS: 4
SCHOOL DISTRICT: East Hampton
FIRE DISTRICT: East Hampton
UTILITIES: L.I.P.A., Verizon
(All utilities installed underground in accordance with Public Service Commission regulations.)

Existing Flow

352 SF (Office - Non-Medical) x 0.06 g/sf/d = 21 gpd

Allowable Flow (Groundwater Management Zone IV)

Lot 1 - 0.9701 x 600 = 582 gpd
Lot 2 - 0.9694 x 600 = 582 gpd
Lot 3 - 0.9703 x 600 = 582 gpd
Lot 4 - 0.9714 x 600 = 583 gpd
TOTAL FLOW = 2329 gpd

CLEARING CALCULATION:

Existing Limits of Clearing: 169,477 sq. ft. or 97.70%

NOTES:

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- 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.
- Elevations shown are based on USC & GS datum. (NAVD 1988)

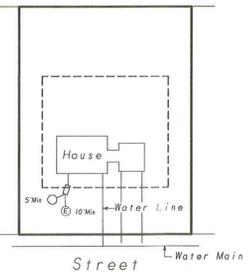
TEST HOLE (McDonnell GeoScience) September 15, 2005

0' - 4'	Brown silty sand SM
4' - 10'	Brown fine to coarse sand w/ heavy gravel SP
10' - 17'	Pale brown fine to medium sand, SP Highest expected groundwater Elev. = 13.0'

LINE	BEARING	DISTANCE
L 1	S 59°24'30"E	23.00'
L 2	N 59°24'30"W	20.00'
L 3	N 59°24'30"W	23.00'
L 4	N 30°35'30"E	20.00'
L 5	N 30°35'30"E	33.00'
L 6	N 59°24'30"W	30.49'
L 7	N 15°52'47"E	41.36'
L 8	N 15°52'47"E	41.36'

- indicates found concrete monument.
- ▲ indicates set stake.
- indicates found iron pin.
- indicates set 12" iron pin.
- ⊙ indicates fire hydrant.

Typical Lot



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPPAUGE, N.Y.

Date: _____

This is to certify that the proposed Realty Subdivision or Development for _____ in the _____ with a total of _____ 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, PE (INYS Lic. No. 092730) Date of Signing _____

This is to certify that this subdivision map has been approved as provided by Article 16 of the Town Law.

Date of approval: _____

Date of certification: _____

Town of East Hampton
Planning Board: _____
Chairman or Vice Chairman

No offer of dedication of the streets or reserved areas, as they appear on this plat, is made to the public, nor is the Town of East Hampton in any way responsible for their maintenance.

Owner: _____

I hereby certify that this map is made from an actual survey completed March 28, 2015 and that all concrete monuments have been set as shown; and that all lots on this map are in conformance with the requirements of Zone "CI" of Chapter 255, Zoning, of the Town Code or Chapter 193, Open Space, of the Town Code.

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



June 15, 2015: Plat water line & sanitary system

Prepared: March 28, 2015
David L. Saskas
N.Y.S. Lic. No. 049960

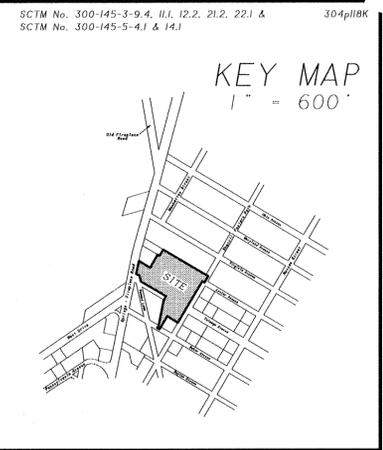
Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768



LOT LINE MODIFICATION FOR BELOW THE BRIDGE

Situate
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 50'



Owner and Developer:
Below the Bridge Black LLC
Below the Bridge Blue LLC
Below the Bridge Gold LLC

AREA: 169,066 sq. ft. or 3.8812 acres
ZONING DISTRICT: Commercial Industrial
FLOOD ZONE: "X"
NUMBER OF LOTS: 4
SCHOOL DISTRICT: East Hampton
FIRE DISTRICT: East Hampton
UTILITIES: L.I.P.A., Verizon
(All utilities installed underground in accordance with Public Service Commission regulations.)

PROPERTY FORMERLY KNOWN AS:
LOTS 1 - 10 incl.. BLOCK 13
P/O LESTER AVENUE
LOTS 1 - 51 incl.. BLOCK 14
P/O TALMAGE AVENUE
LOTS 3 - 10 incl. & LOT 16, BLOCK 15
P/O BAKER AVENUE

Map of
MONTAUK HEIGHTS
Section 3
Filed August 3, 1911 as map no. 11

This is to certify that this subdivision map has been approved as provided by Article 16 of the Town Law.

Date of approval: _____
Date of certification: _____
Town of East Hampton
Planning Board: _____
Chairman or Vice Chairman

No offer of dedication of the streets or reserved areas, as they appear on this plat, is made to the public, nor is the Town of East Hampton in any way responsible for their maintenance.

I hereby certify that this map is made from an actual survey completed March 28, 2015 and that all concrete monuments have been set as shown; and that all lots on this map are in conformance with the requirements of Zone "C1" of Chapter 255, Zoning, of the Town Code of Chapter 193, Open Space, of the Town Code.

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

Existing Flow
352 SF (Office - Non-Medical) x 0.06 g/sf/d - 2l gpd

Allowable Flow (Groundwater Management Zone IV)
Lot 1 - 0.9701 x 600 - 582 gpd
Lot 2 - 0.9694 x 600 - 582 gpd
Lot 3 - 0.9703 x 600 - 582 gpd
Lot 4 - 0.9714 x 600 - 583 gpd
TOTAL FLOW - 2329 gpd

CLEARING CALCULATION:
Existing Limits of Clearing: 169,477 sq.ft. or 97.70%

NOTES: **SUBJECT TO COVENANTS & RESTRICTIONS LIBER 12975 PAGE 822**

- 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.
- Elevations shown are based on USC & GS datum. (NAVD 1988)

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
HAUPPAUGE, N.Y.

Date: **SEP 07 2018 revised**

This is to certify that the proposed Realty Subdivision or Development for **Below the Bridge** in the **East Hampton** with a total of **4** 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 and/or sewage disposal systems 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 on this date.

David Woodes, PE (NYS Lic. No. 092730) Date of Signing **8/7/19**

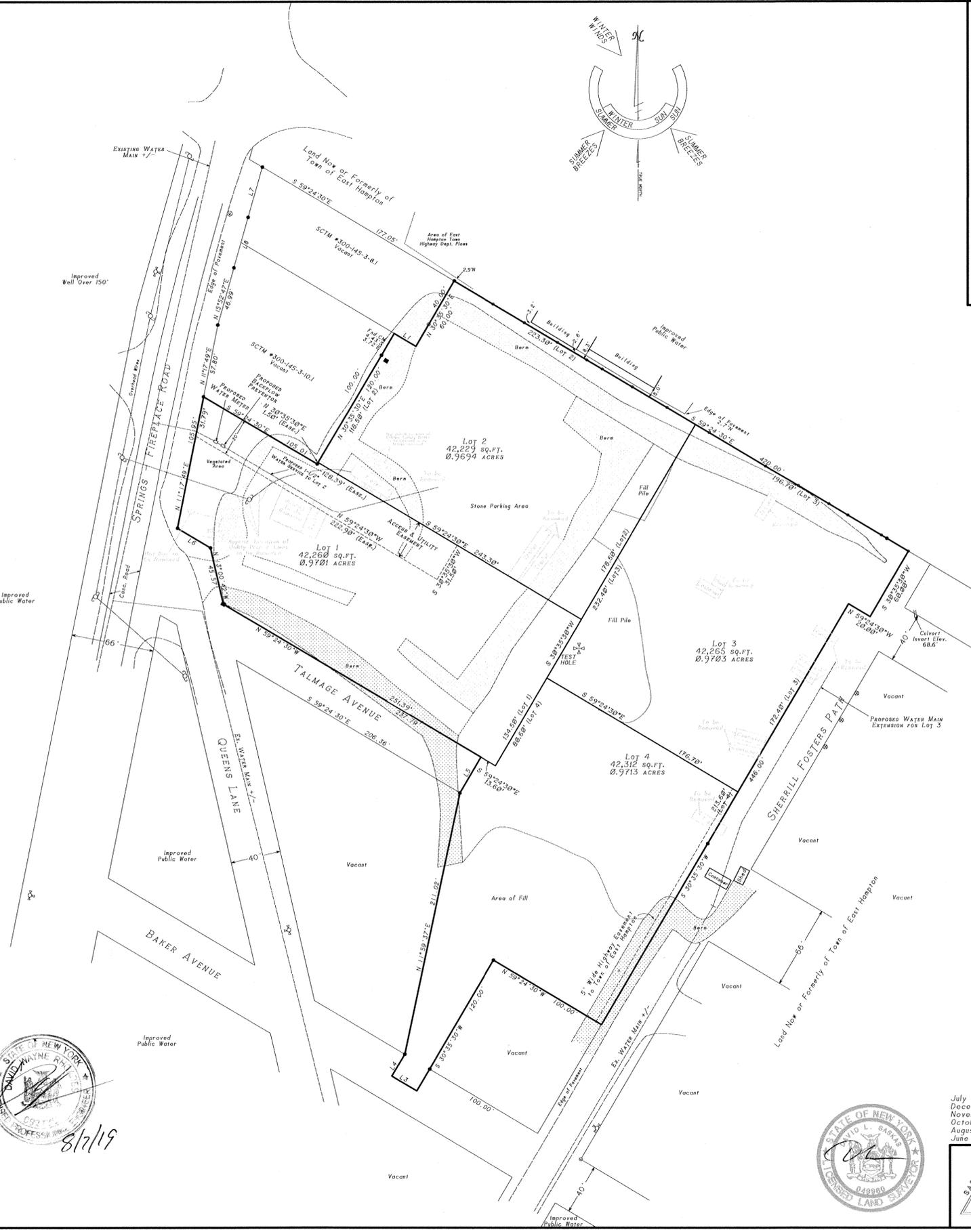
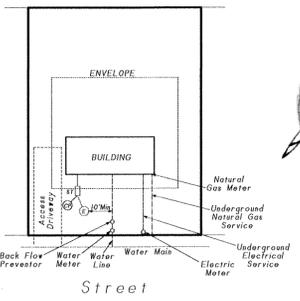
TEST HOLE (McDonald GeoScience) September 12, 2005

0' - 4' Brown silty sand SW
4' - 10' Brown fine to coarse sand of heavy gravel SW
10' - 17' Pale brown fine to medium sand SP
Highest expected groundwater Elev. - 13.0'

LINE	BEARING	DISTANCE
L 1	S 59°24'30"E	23.00'
L 2	N 59°24'30"W	20.00'
L 3	N 59°24'30"W	23.00'
L 4	N 30°35'30"E	20.00'
L 5	N 30°35'30"E	33.00'
L 6	N 59°24'30"W	30.49'
L 7	N 15°52'47"E	46.36'
L 8	N 15°52'47"E	46.36'

- indicates set lath.
- indicates found concrete monument.
- indicates set stake.
- ▲ indicates found iron pin.
- ⊙ indicates set 12" iron pin.
- ⊕ indicates catch basin.
- ⊗ indicates fire hydrant.

Typical Lot



July 17, 2018: Stake property line
December 27, 2017: Uncover/reset corners
November 17, 2015: Revise water service & typical lot layout
October 6, 2015: Revise easement
August 28, 2015: Additional topography
June 15, 2015: Plat water line & sanitary system

Prepared: March 28, 2015
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



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

SITE PLAN INITIAL EVALUATION
TT's Beer Garden – Preliminary Site Plan
SCTM#300-6-3-9
466 West Lake Drive, Montauk

Prepared by Eric Schantz
Senior Planner

Date: April 29, 2020

1. APPLICATION INFORMATION

- A. INFORMATION RECEIVED:** Applicant submission, cover letter re: One (1) original and five (5) copies of the complete application form. Six (6) copies of plans prepared by Land Planning Services, dated January 30, 2020; Six (6) copies of the Walsh survey dated July 5, 2019;
- B. DATE SUBMITTED:** February 26, 2020
- C. OWNER:** Francarl Realty Corp.
- D. APPLICANT/AGENT:** TT's Montauk (now dba as BB's Montauk)/Land Planning Services
- E. SCHOOL DISTRICT:** Montauk
- F. STREET NAME:** 466 West Lake Drive
- G. TYPE OF STREET:** County
- H. ZONING DISTRICT:** WF: Waterfront, Harbor Protection Overlay District (HPOD)
- I. SEQRA - TYPE OF ACTION:** Type II
- J. INVOLVED AGENCIES:** N/A
- K. OTHER REVIEW:** Office of Fire Prevention

2. DESCRIPTION OF PROJECT

- A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE:** Restaurant
- B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Restaurant
- C. ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Special permit
- D. AREA OF PARCEL (SQUARE FEET):** 23,067 sq. ft.
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:** 1/9/16 - C.O.

32268 - FRANCARL RLTY CORP - ONE- STORY, GROUP "R"
RESTAURANT HAVING A MAXIMUM INSIDE SEATING OF **47**
PERSONS; BRICK PATIO WITH AWING HAVING A MAXIMUM
OUTSIDE SEATING OF **27** PERSONS ALL ERECTED PRIOR TO
THE ADOPTION OF ZONING.

- F. **DESCRIPTION OF EXISTING STRUCTURES:** 1,815 sq. ft. one-story restaurant
 - G. **DESCRIPTION OF PROPOSED STRUCTURES:** "beer garden" consisting of a seating area for six (6) picnic tables
 - H. **EXISTING & PROPOSED LOT COVERAGE:** Existing: 1,815 sq. ft., proposed: no change%
 - I. **EXISTING & PROPOSED TOTAL COVERAGE:** Existing: 22,228 sq. ft., Proposed: no change%
 - J. **HEIGHT OF PROPOSED STRUCTURES:** N/A
 - K. **NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
 - L. **NUMBER OF EXISTING PARKING SPACES:** ~17
 - M. **NUMBER OF PARKING SPACES REQUIRED:** see issues for discussion below
 - N. **TOTAL PARKING SPACES PROVIDED:** ~17
 - O. **VARIANCES REQUIRED:** None appear to be needed
 - P. **DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion below
 - Q. **DISTANCE TO PUBLIC WATER:** @ West Lake Drive
 - R. **SOURCE OF WATER SUPPLY:** Public
 - S. **METHOD OF WASTE DISPOSAL:** Individual sanitary system
 - T. **DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** Information not provided
 - U. **NUMBER OF ACCESS POINTS:** 1
 - V. **IS SIGHT DISTANCE ACCEPTABLE?** No change
3. **SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)**
See issues for discussion below
4. **SITE ANALYSIS:**
- A. **SOIL TYPE:** P1A: Plymouth loamy sand, 0 - 3% slopes
 - B. **FLOOD HAZARD ZONE:** X, AE el. 7
 - C. **DESCRIPTION OF VEGETATION:** cleared
 - D. **RANGE OF ELEVATIONS:** Not provided
 - E. **NATURE OF SLOPES:** flat
 - F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** Tidal
 - G. **SETBACK FROM ANY WETLAND OR WATER BODY:** Abuts Lake Montauk
 - H. **ARE THERE TRAILS ON SITE?** No
 - I. **DEPTH TO WATER TABLE:** Information not provided
 - J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL**

RESOURCES? None have been identified

K. IS THE SITE CONTAINED WITHIN:

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	Yes
PEP CLPS list	No
Town Community Preservation Fund List	No
Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	No
South Fork Special Groundwater Protection Area	No
Town Overlay District	HPOD



2018 aerial photograph of the subject parcel

Other Background Information:

Preliminary site plan application has been made to add a “beer garden” consisting of a seating area for six (6) picnic tables on an existing area of gravel approximately 40’ x 40’, or 1,600 sq. ft., at a site containing a restaurant adjacent to Lake Montauk.

The property is zoned WF: Waterfront and is within the Harbor Protection Overlay District (HPOD). It is 100% cleared of naturally occurring vegetation and contains a 77-seat restaurant (maximum of 47 indoor seats, 27 outdoor seats) which pre-dates the adoption of zoning, as per the most recent certificate of occupancy and as established by a Building Inspector determination requested by an agent for the owners in 2016. The

parcel also contains a bulkhead and wood dock with an undetermined number of boat slips (appears to be 11).

As per Building Department records, the parcel is merged with SCTM#300-6-3-5, 10, 11 & 12 (7 Wells Avenue, 462 West Lake Drive, 458 West Lake Drive, 456 West Lake Drive) which include three (3) parcels which constitute the Viking Fleet and one (1) across West Lake Drive which contains a motel, as per a previous site plan approval.



2016 aerial photograph of the surrounding area and merged parcels

Issues for Discussion:

Nature of Use

The project description in the application form is not very detailed. The applicants should clarify what the intended nature of use is for the “beer garden”. Specifically, will this constitute simply a seating area for 6 picnic tables, or will it also include standing area? Will there be table service? What are the hours of operation for the restaurant? Will there be outdoor live music or speakers?

Design

As a preliminary site plan application, detailed plans are not required. However, the submitted sketch does not detail the design of the beer garden but merely draws a rectangle indicating the area for it. It is not known whether or not it will be fenced-in or require anything beyond picnic tables, such as new substrate, an awning, etc. The applicants should clarify this for the Board at this time.

Additionally, the proposed beer garden is located in an area that aerial photographs in the Town’s GIS system from 2010 and 2013 show were utilized for parking. The proposed location of the beer garden also appears to obstruct access to the dock and boat slips.

Seating

Under §255-11-88 of the Town Code, no more than 30% of the allowable indoor seating is permitted outdoors. The most recent certificate of occupancy, which is based off of a Building Inspector determination indicates an allowable seating of 47 indoor and 27 outdoor, or a total of 74 seats currently exists. The outdoor seating currently permitted represents 57% of the indoor seating. The applicant proposes to move an additional 30% of the 47 indoor seats, or 14 additional seats, to the proposed beer garden. The Board may wish to verify with the Building Inspector that this additional seating can be relocated outdoors.

The application form states that there would be 6 picnic tables of 6' X 5'. However, only 14 additional seats are proposed. It would seem that picnic tables of this size could fit at least 4 persons each, resulting in 24 additional seats, rather than just 14. The applicants should address this issue.

As noted above, it is not known whether or not the beer garden is designed to be an enclosed space, such as a fenced-in area. Should it be, Fire Codes will apply with regard to maximum occupancy. Open areas are not subject to such restrictions. The submitted sketch indicates a roughly 40' X 40' (1,600 sq. ft.) area for the beer garden. According to the 2015 International Fire Code, unconcentrated tables and chairs limit persons to 15 per square foot, resulting in a maximum allowable occupancy of this area of 106. If standing space (only), this number increases to 320.

It appears based upon the application form that 14 seats would be relocated from the interior to the exterior, and therefore no additional seating is proposed. The area of the proposed beer garden should be reduced to a size consistent with 14 seats or additional parking should be provided and the requirement for a low nitrogen I/A sanitary system may be triggered.

A seating chart must be provided upon formal application, both for all outdoor areas and the interior spaces for both seasonal and year round uses. This has been required as a matter of policy by the Planning Board but is also required by the Town Code in section 255-11-88.

Parking

The parcel contains roughly 17 on-site parking spaces although the spaces and access lanes are not designed to Code requirements. Parking is shared with the merged parcels of the Viking Fleet property and the motel across West Lake Drive.

The parking requirements for a restaurant are 1 per 3 seats (or persons of rated capacity) and 1 per employee. Under this calculation and the approved number of existing seats the parking requirement would be 26 plus 1 per each employee, making the existing amount of parking deficient and non-conforming. However, as per the previous site plan approval, parking is shared with the merged parcels that also provide parking for the Viking Fleet. Upon a formal application, parking calculations must be provided.

The most recent certificate of occupancy does not reference a marina use but the property contains boat slips along the wooden dock and bulkhead. The parking requirement for a marina is 1.25 spaces per slip plus 1 per employee. This should be factored into the parking calculation upon formal application.

Ground and Surface Water Protection

As noted above, the application indicates that no additional seating is proposed, which would therefore not trigger a mandatory sanitary system upgrade. More information is needed in order to verify this.

However, this property fronts on Lake Montauk and has a very shallow depth to groundwater (as indicated by the property's inclusion in the newly established Groundwater Protection District and Harbor Protection Overlay District). Based upon the Building Department records, the sanitary system appears to have been modified, if not fully replaced, in 2003.

The Town of East Hampton and Suffolk County currently have programs in place to provide grants for voluntary sanitary system upgrades. The applicants are strongly encouraged to pursue a sanitary upgrade for this property involving a low-nitrogen system. This is particularly important given the proximity to Lake Montauk and the presence of a 74 seat restaurant which under Suffolk County Department of Health Services (SCDHS) standards would generate 880 Gallons per day (74 restaurant seats X 10 GPD/seat = 740 GPD + 11 marina slips X 10 GPD/slip = 110. Total = 850 GPD) whereas 318 Gallons per day (GPD) would otherwise be the maximum allowable (23,067 sq. ft. / 43,560 X 600 GPD = 318 GPD). This is a high generated sanitary flow. A formal application should contain sanitary calculations for the generated sanitary flow of the other merged properties as well.

Although it is not fully clear what is proposed to constitute the beer garden, it does not appear that the additions would significantly contribute to any increased storm water run-off. However, there does not appear to be any such controls on the site currently. Due to the proximity to Lake Montauk, provisions for storm water run-off control should be required upon formal application.

It appears based upon the Building Department records that the bulkhead was last replaced in 1990. As with the sanitary system, the water quality of Lake Montauk could be substantially improved by a permeable reactive barrier (PRB). This would ideally be located along the bulkhead and would help filter nitrogen and other potential contaminants to surface water quality. Such contaminants travel through both groundwater (in the relatively short distance between either the existing or a new sanitary system) as well as storm water run-off. As with voluntary sanitary system upgrades, there are grants available from the Town for such upgrades.

Zoning Board of Appeals (ZBA)

According to the submitted sketch, the proposed beer garden area would basically be right up to the bulkhead along Lake Montauk. The Town Code exempts “water-dependent uses” from natural resources (tidal wetland) setbacks. However, the Code does not include restaurants under this definition:

“Section 255-4-43 D: Marinas and other uses in the Waterfront District. The wetland setbacks contained in § 255-4-30 hereof shall not apply to any structure on a lot in the Waterfront (WF) Use District or to any structure which is part of a lawfully existing marina or recreational marina in any district, provided that the structure is either water-dependent in that it is used for the servicing of boats, the unloading of fish, or the like, or for some other reason cannot feasibly be located landward of the otherwise applicable setback line.

Section 255-5-45 D: Waterfront District. All special permit uses in the Waterfront District (WF), other than ferry terminals, are deemed not to be water-related uses...”

Under §255-1-20 of the Town Code, patios and any other construction, whether containing an improved surface and whether or not intended for temporary or seasonal use is considered a structure and it appears that a seating area containing picnic tables would be considered a structures under the Town Code and therefore, a Natural Resources Special Permit (NRSP) and variance(s) would be required from the ZBA. The Board may wish to seek a determination from the Building Inspector when additional information concerning the proposed beer garden is provided.

Conclusion

In conclusion, the Board should consider the aforementioned issues and give the applicants direction as to what may be required upon submission of a formal application.

ES

Planning Board Consensus

Should a detailed narrative regarding the nature of the proposed use and operation of the beer garden be submitted upon a formal application?

Additional comments: _____

Should detailed information about the design of the proposed beer garden be submitted upon a formal application?

Additional comments: _____

Should a seating chart indicating indoor and outdoor seating be submitted upon a formal application?

Additional comments: _____

Should parking calculations, including all of the merged parcels, be submitted upon a formal application?

Additional comments: _____

Should the applicants involve an updated, low-nitrogen sanitary system in a formal application?

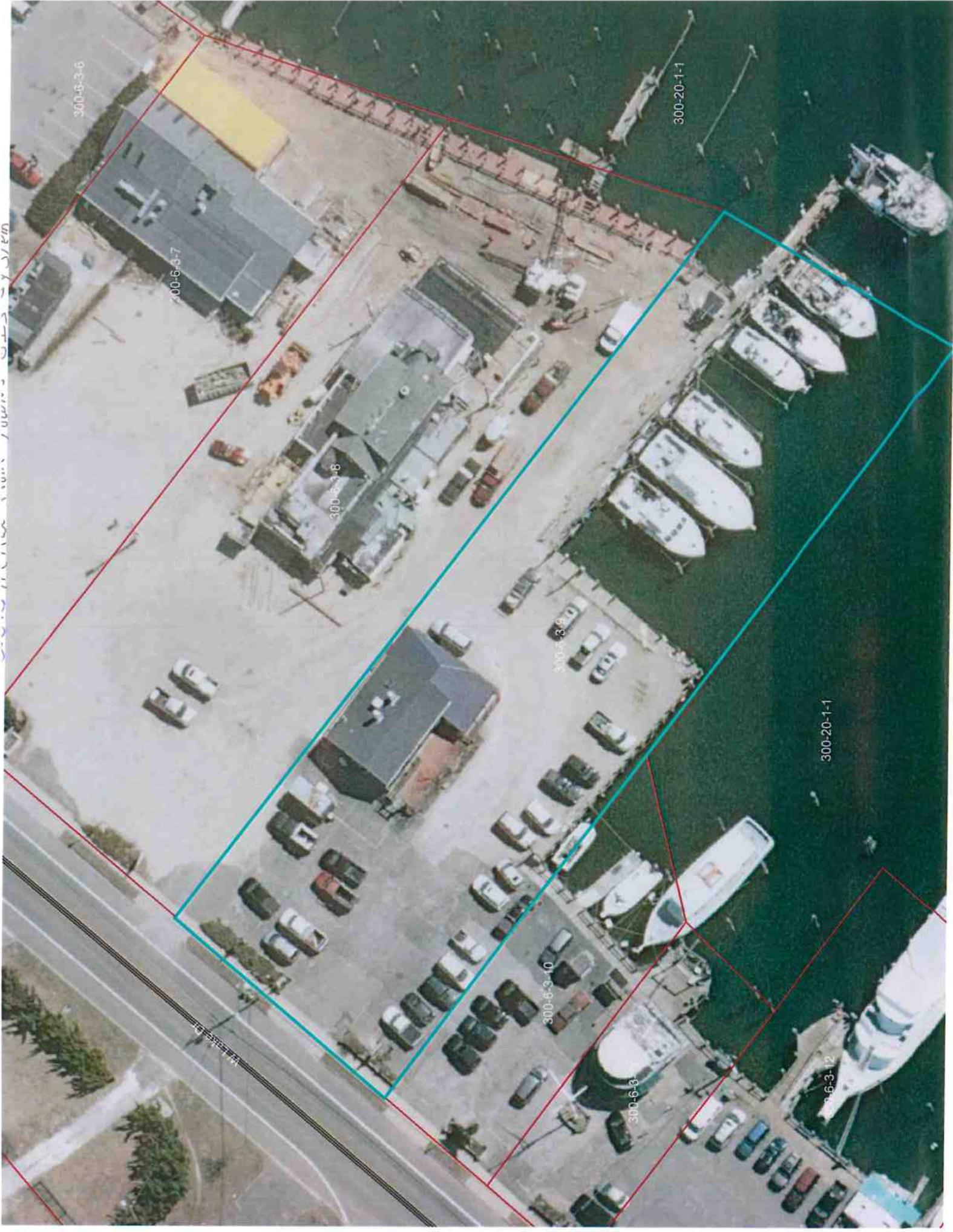
Additional comments: _____

Should a permeable reactive barrier be included in a formal application?

Additional comments: _____

Additional Board Comments:

300-6-3-10 300-6-3-11 300-6-3-12 300-6-3-13 300-6-3-14 300-6-3-15 300-6-3-16 300-6-3-17 300-6-3-18 300-6-3-19 300-6-3-20 300-6-3-21 300-6-3-22 300-6-3-23 300-6-3-24 300-6-3-25 300-6-3-26 300-6-3-27 300-6-3-28 300-6-3-29 300-6-3-30 300-6-3-31 300-6-3-32 300-6-3-33 300-6-3-34 300-6-3-35 300-6-3-36 300-6-3-37 300-6-3-38 300-6-3-39 300-6-3-40 300-6-3-41 300-6-3-42 300-6-3-43 300-6-3-44 300-6-3-45 300-6-3-46 300-6-3-47 300-6-3-48 300-6-3-49 300-6-3-50 300-6-3-51 300-6-3-52 300-6-3-53 300-6-3-54 300-6-3-55 300-6-3-56 300-6-3-57 300-6-3-58 300-6-3-59 300-6-3-60 300-6-3-61 300-6-3-62 300-6-3-63 300-6-3-64 300-6-3-65 300-6-3-66 300-6-3-67 300-6-3-68 300-6-3-69 300-6-3-70 300-6-3-71 300-6-3-72 300-6-3-73 300-6-3-74 300-6-3-75 300-6-3-76 300-6-3-77 300-6-3-78 300-6-3-79 300-6-3-80 300-6-3-81 300-6-3-82 300-6-3-83 300-6-3-84 300-6-3-85 300-6-3-86 300-6-3-87 300-6-3-88 300-6-3-89 300-6-3-90 300-6-3-91 300-6-3-92 300-6-3-93 300-6-3-94 300-6-3-95 300-6-3-96 300-6-3-97 300-6-3-98 300-6-3-99 300-6-3-100



300-6-3-6

300-6-3-7

300-6-3-8

300-6-3-9

300-6-3-10

300-6-3-11

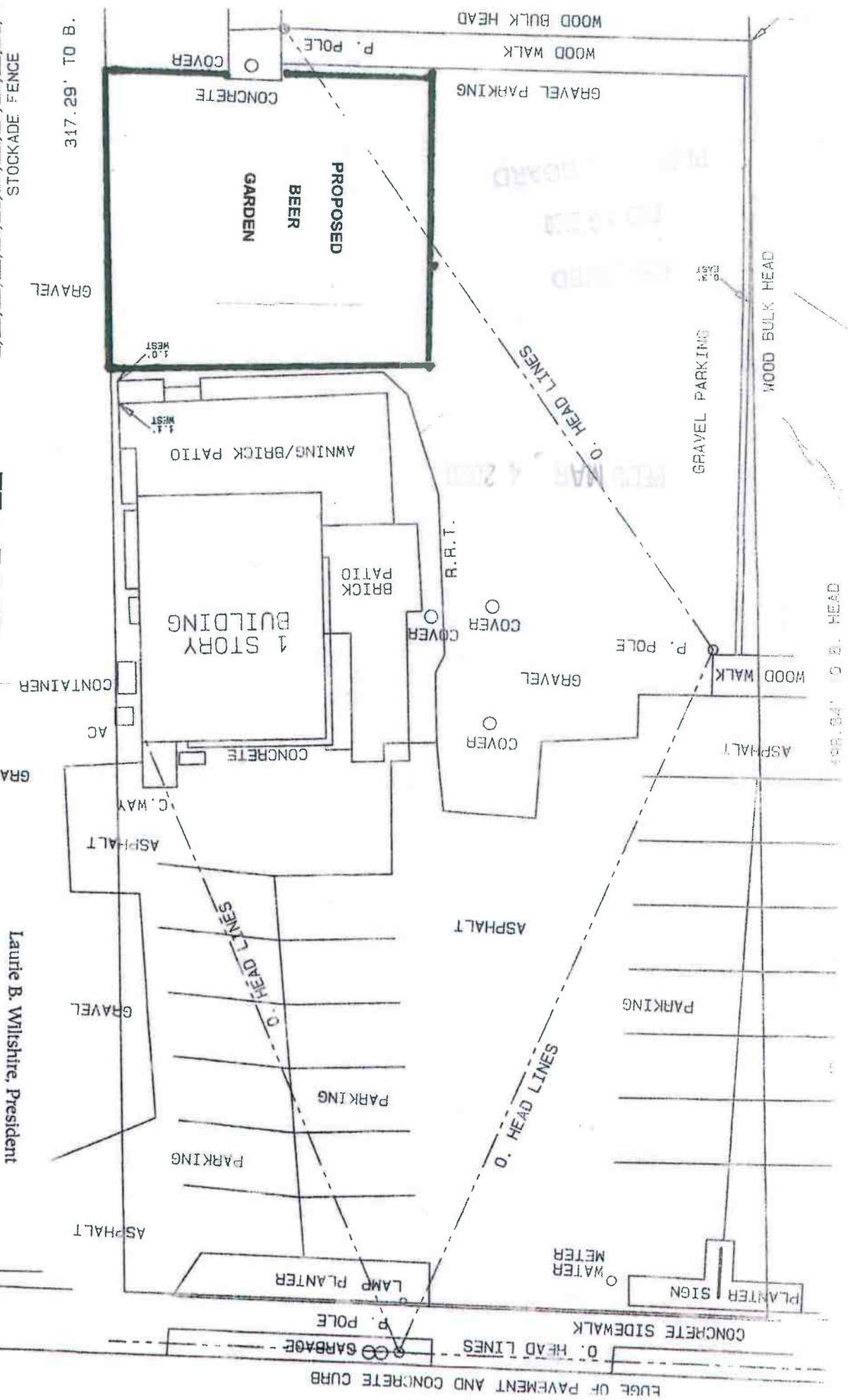
300-20-1-1

300-20-1-1

300-6-3-12

W. STATE ST.

S51°15'00"E 349.67'



TTS BEER GARDEN

Laurie B. Wilshire, President



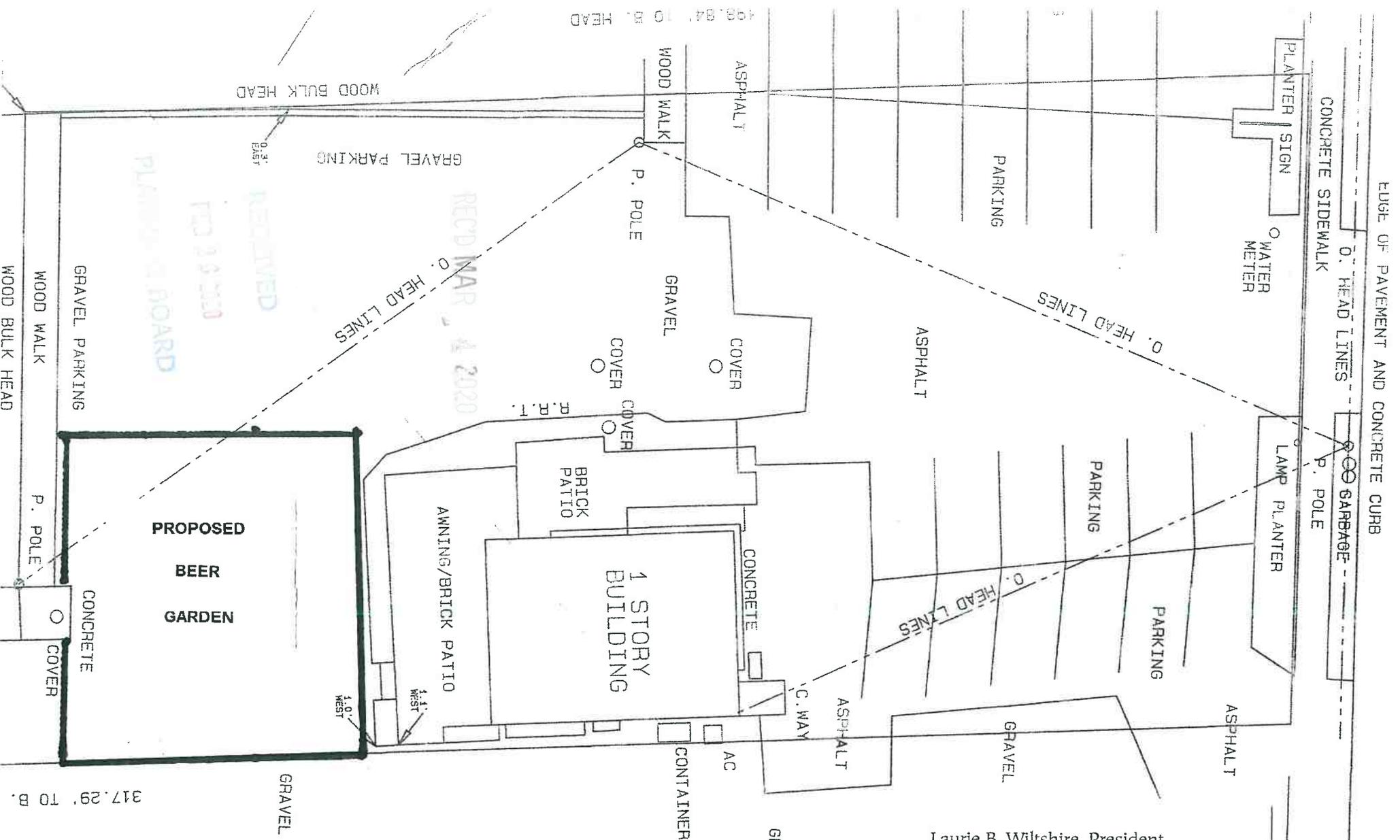
LAND PLANNING SERVICES, LTD.

(631) 537-8500 Fax (631) 537-8501 E-mail: lps@hamptons.com
 Office: 231 Pantigo Road · Suite C · East Hampton, NY 11937
 Mail: P.O. Box 1313 · East Hampton, NY 11937

JAN 30 2020







RECEIVED
 MAR 2 9 2020
 PLANNING BOARD

REC'D MAR 4 2020

TTs BEER GARDEN

JAN 30 2020

Laurie B. Wiltshire, President



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MAP OF PROPERTY SITUATE

MONTAUK, TOWN OF EAST HAMPTON
SUFFOLK COUNTY, N.Y.

SCALE: 1" = 20'
TAX MAP REF: 0300-06-03-09
LOT AREA TO TIE LINE: 35,613.61 SQ FT
OR 0.82 ACRE

ZONE: WATERFRONT
HPOD DISTRICT
FEMA ZONE: X, VE EL 8 MAP # 36103C0254H

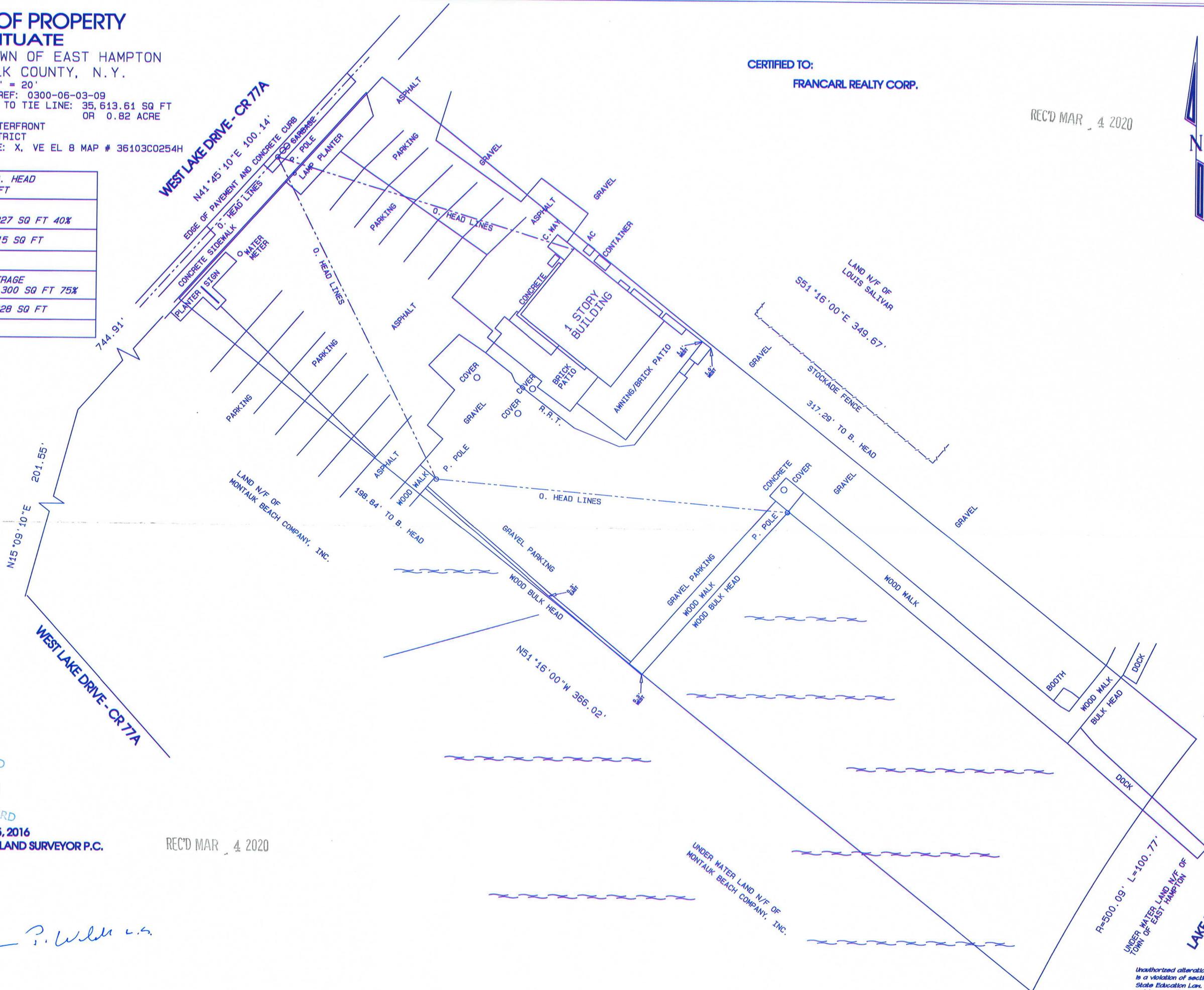
CERTIFIED TO:
FRANCARL REALTY CORP.

REC'D MAR 4 2020

REC'D



LOT AREA TO B. HEAD	23,066.67 SQ FT
LOT COVERAGE PERMITTED:	9,227 SQ FT 40%
EXISTING:	1,815 SQ FT
PROPOSED:	N/A
TOTAL LOT COVERAGE PERMITTED:	17,300 SQ FT 75%
EXISTING:	22,228 SQ FT
PROPOSED:	N/A



RECEIVED
FEB 26 2020

PLANNING BOARD

SURVEYED JULY 05, 2016
JAMES P. WALSH, LAND SURVEYOR P.C.
MONTAUK, N.Y.

REC'D MAR 4 2020

James P. Walsh

Unauthorized alteration or addition to this survey is a violation of section 7204 of the New York State Education Law. Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared and on his behalf to the title company, government agency and lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners.

EASEMENTS, RIGHT OF WAYS, UNDERGROUND UTILITIES, WETLANDS, AND OR SANITARY FACILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN, LOCATED AND/OR GUARANTEED



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul
Director

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

April 29, 2020

TO: Planning Board

FROM: Fabiha Mubassirah, Planner 

RE: Accabonac Grove Cemetery Expansion 2
SCTM#300-103-2-4.10

Last Review Date: October 17, 2018

Items and Date Received: Revised site plan, dated March 20, 2020 prepared by George Walbridge Surveyors, P.C.

Background Information:

The subject 374,997 square foot parcel is utilized as a cemetery currently containing 1,178 plots. The subject parcel is zoned A5: Residence and is within the Accabonac Harbor Critical Environmental Area. The parcel is part of an oak woodland that is partially cleared of natural vegetation and contains lawn and artificial ponds. It is entirely surrounded by residential property and preserved open space.

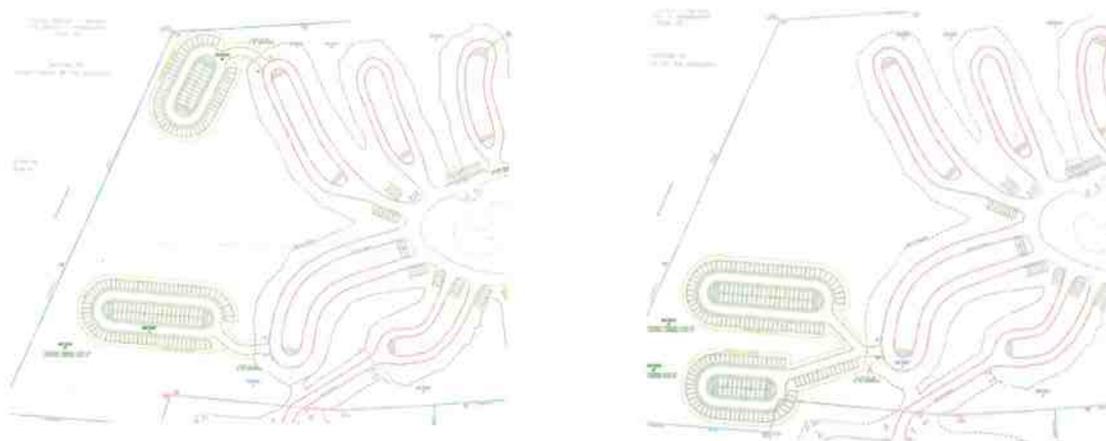
The Planning Board granted a site plan/special permit for a semi-public facility in order to construct a 1,000 plot cemetery on the site in 1991. Given the location of a wetland on the property at the edge of Old Stone Highway, an access easement was obtained over an adjoining parcel. A modification of the approval was granted in 1992 to permit a below grade electric transformer and lawn irrigation system. As part of the Ruth Nivola Section II Subdivision approval in June 2012, 42,675 sq. ft. of land was transferred from the neighboring parcel (SCTM#300-103-2-4.9) to the subject parcel. In 2016, site plan approval was granted for an expansion of the cemetery by adding 182 plots into the area of land transferred.

Application is made for a second expansion to consist of an increase of 369 plots, consisting of 319 standard and 60 cremains plots, with 10 plots to be abandoned, resulting in a total of 1,547 plots. The applicant submitted a revised site plan on March 20, 2020 for the expansion of the cemetery as recommended by Planning Board.

Issues for Discussion:

Proposed new plots

As recommended in the initial review, the two new “finger” shaped areas of plots are proposed to be concentrated in the southwesterly corner, leaving a block of approximately one acre of open space on the parcel. The proposed coverage with the new layout is slightly reduced to 78,007 square feet from 78,894 square feet with previous layout; where a maximum of 80,000 is permitted under zoning. This leaves 1,993 sq. ft. of additional coverage available. The Planning Board should determine if the proposed layout is acceptable.



Previous layout with expansion in north and south west corner of the cemetery; revised layout concentrated on south-westerly corner of the cemetery

Allowable Clearing

The property already exceeds the 80,000 square feet maximum allowable clearing permitted under §255-2-60 of the Town Code. In 2016, the Board approved additional clearing that increased the total clearing from 159,546 square feet to 181,826 square feet at that time. The current proposal would further increase clearing to 206,730 square feet.

§255-2-60 (Residential District Provisions) allows the Planning Board to relax clearing restrictions where the lot area exceeds 280,000 sq. ft. and site plan and special permit approvals are obtained. A copy of the relevant sections of the Town Code are attached for the Board’s review. In last meeting, the Board recommended that the applicant consider providing a scenic easement over the un-cleared portions of the parcel and stated that it would take that into consideration in determining whether to relax the clearing restrictions.

With this submission, the applicant has requested not be required to place a scenic easement over any portion of the property. They would like to preserve the opportunity to expand rather on this property if needed in the future rather than on another property. The applicant has requested to reserve the possibility to consider further expansion on the subject parcel.

Grass Species and Irrigation

At the last work session, it was suggested that the applicant consider planting drought tolerant grasses in the area of the proposed expansion of the cemetery and that a narrative be submitted describing mitigative measures if the irrigation system is to be extended to the subject area. This information has not been provided.

It is to be noted that planting drought tolerant grasses to minimize the need for irrigation and the use of fertilizers was considered as one of the condition of approvals for the Accabonac Grove Site Plan/Special permit, resolution dated October, 21, 1992 and also for the Accabonac Grove Cemetery Expansion Site Plan, resolution dated February, 10, 2016.

A fully programmable sprinkler system was approved in the 1992 modification of the special permit for the cemetery and the cemetery expansion in 2016. The Planning Department recommends using a similar system with soil-moisture and rain sensor devices to avoid unnecessary irrigation. Thus if the sprinkler system is proposed to be further expanded, then a written narrative regarding mitigation associated with this irrigation is required to be submitted.

Archaeology

The Board requested a Stage IA Archaeological Study covering the area of the two new fingers of cemetery expansion previously proposed. This has not been submitted to date. This study should now be prepared for the revised area of plots.

SEQRA

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is an Unlisted action. The Architectural Review Board is the only other involved agency. The Planning Board declared to assume lead agency status.

Conclusion

In conclusion, the revised site plan represents a concentrated layout of second expansion of 369 plots as recommended by the Planning Board to preserve a block of open space and the amount of clearing required. The Board should discuss about the applicant’s request regarding scenic easement. The application is otherwise incomplete pending submission of the narrative that describes the type of grass proposed for the lawn, whether the sprinkler system will be extended, and any mitigation measures that are proposed and the archaeological study

Planning Board Consensus

The Board should discuss whether the layout of these additional plots is acceptable.

Additional comments: _____

The Board should discuss the applicant's request to not provide a scenic easement over the open space and whether to relax the clearing restrictions in accordance with §255-2-60 of the Town Code and the general special permit standards attached.

Additional comments: _____

Additional Board Comments:

§ 255-2-60 Residential District Provisions

A. (3) Clearing in excess of 80,000 square feet on any lot in a residence district is prohibited unless the following requirements are met:

- (a) The area of the lot, excluding the area of any flag strip but otherwise determined as set forth in § 255-1-20 hereof, exceeds 280,000 square feet; and
- (b) Site plan approval and a special permit have been obtained first from the Planning Board.

(4) Notwithstanding anything in § 255-2-60A(1) and (3), the Planning Board may approve clearing of total lot area on a lot larger than 80,000 square feet in a residential district as part of a site plan for a special permit use. In the event that the use on such a lot ceases, a condition of any other use shall be revegetation and/or reversion to natural, native vegetation of cleared areas exceeding the applicable limits in § 255-2-60A (1), to the extent feasible without removing buildings, in accordance with a plan approved by the Natural Resources Department.

§255-5-40 General Standards (Special Permits)

No special permit shall be granted unless the issuing board shall specifically find and determine that:

- A. Nature of use. The use proposed will be in harmony with and promote the general purposes of this chapter as the same are set forth in § 255-1-11 hereof.
- B. Lot area. The lot area is sufficient, appropriate and adequate for the use, as well as reasonably anticipated operation and expansion thereof.
- C. Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties, particularly where they are in a different district
- D. Compatibility. The site of the proposed use is a suitable one for the location of such a use in the Town, and, if sited at that location, the proposed use will in fact be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.
- E. Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater recreational area or other place of public assembly.
- F. Use definition. The proposed use conforms to the Town Code definition of the special permit use where such definition exists or with the generally accepted definition of such use where no definition is included in the Code.
- G. Circulation. Access facilities are adequate for the estimated traffic generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street and not within 75 feet of the intersection of street lines at a street intersection, except under unusual circumstances.
- H. Parking. There is room for creation of off-street parking and truck loading spaces at least in the number required by the applicable provisions of this chapter, but in any case adequate for the actual anticipated number of occupants of the proposed use, whether employees, patrons and visitors; and, further, that the layout of the spaces and related facilities can be made convenient and conducive to safe operation.
- I. Buffering and screening. Adequate buffer yards and screening can and will be provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

J. Runoff and waste. Adequate provision can and will be made for the collection and disposal of stormwater runoff, sewage, refuse and other liquid, solid or gaseous waste which the proposed use will generate.

K. Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems or processes and without significant negative impact to groundwater and surface waters on and off the site.

L. Compliance with other laws. The proposed use can and will comply with all provisions of this chapter and of the Code, including Chapters 180 and 185 thereof, which are applicable to it, and can meet every other applicable federal, state, county and local law, ordinance, rule or regulation.

M. Conformity with other standards. The proposed use can and will meet all of the general standards for special permit uses in particular districts set forth in § 255-5-45 and also meets all of the specific standards and incorporates all of the specific safeguards required of the particular use, if any, by § 255-5-50

SITE PLAN ACCABONAC GROVE CEMETERY EXPANSION 2

SITUATE

Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=30'

Area: 402,664 S.F. or 9.244 Acres

Lot Area: 374,997 S.F. or 8.609 Acres Excl. Flag Access

Flood Zone X - FIRM No. 36103C0219H - 9/25/09

School District - Springs

Fire District - Amagansett

Zone: A5

Certified To:

Jewish Center Of The Hamptons

Zone A-5 Residence

TOTAL COVERAGE
ALLOWED - 80,000 SF.
EXISTING - 71,072 SF.
PROPOSED - 78,007 SF.

CLEARING
ALLOWED - 80,000 SF.
EXISTING - 183,637 SF.
PROPOSED - 208,597 S.F.

GRAVE PLOTS
EXISTING 1,178
PROPOSED ADDITIONAL STANDARD PLOTS 336
PROPOSED CREMANS PLOTS 60
ADDITIONAL PLOTS TO BE ABANDONED 5
PROPOSED TOTAL PLOTS 1,569

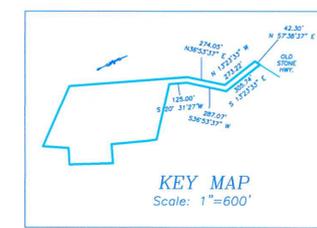
- NOTE:
- 1) Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is a violation of section 7209 of the New York State Education Law.
 - 2) Only copies from the original of this survey map bearing an original land surveyor's sealed and embossed seal shall be considered to be a valid copy.
 - 3) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
 - 4) The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.



Prepared: March 11, 2020 - Add Proposed Plots
Prepared: March 2, 2018
Surveyed: Jan. 2, 2017



GEORGE WALBRIDGE SURVEYORS, P.C.
Land Surveyors & Land Planners
300 Pantigo Place - Suite 116
East Hampton, Long Island, N.Y. 11937
Phone: (631) 324-0412 Fax: (631) 324-9849
E-mail: ehsurveyor@aol.com





TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahlwul
Director

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

TO: Planning Board

April 23, 2020

FROM: Marco Wu
Planner 

RE: Hellman Hanger Site Plan
SCTM# 300-181-2-6

Last Review Date: April 23, 2020

Items and Date Received:

- Hellman Hanger Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020
- Hellman Hanger Site Plan Landscaping Plan dated 04/08/2020 prepared by Lighthouse Land Planning, received 04/16/2020
- Hellman Hanger Site Plan Land Survey dated 02/12/2020 prepared by Tamara L. Stillman of L.K. McLean Associates, P.C., received 02/25/2020

Background Information:

An application has been submitted to construct a 50' x 50', or 2,500 sq. ft. hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway on a 10,553 sq. ft. (0.242 acre) area leased from the Town of East Hampton. The leased area is part of the Town airport and zoned Commercial Industrial. The leased area previously held a hangar that was in a state of disrepair and removed. The size of the proposed hangar is consistent with the sizes of other hangars on the adjoining lots. The hangar directly to the west is 40' x 40' and the hangar to the west of that, 50' x 50'. The property will be screened by evergreen trees and have a shielded motion controlled lighting fixture mounted for the hangar.

Issues for Discussion:

Airport Manager's Comments

The Planning Board has requested formalized comments from the manager of the East Hampton Airport, James L. Brundige. Mr. Brundige has informally indicated that the proposal is

acceptable and will formalize his comments to the Board pending comments from the Federal Aviation Administration.

SEQORA

The project is an Unlisted Action pursuant to SEQORA and Chapter 128 of the Town Code. The Planning Board has declared lead agency status for the project. The Planning Department has prepared an Environmental Assessment Form as decided by the Planning Board during the April 22, 2020 meeting. No significant adverse impacts were identified and a negative declaration is recommended by the Planning Department.

Conclusion

The Planning Board shall review the Environmental Assessments forms so that a SEQORA declaration can be made and the application will be ready to be scheduled for a public hearing pending official comments from the East Hampton Airport Manager.

Planning Board Consensus:

Does the Board recommend a negative declaration in regards to the Environmental Assessment Form?

Additional comments:

Does the Board find the application complete and prepared for a public hearing pending formal comments from the East Hampton Airport Director?

Additional comments:

Additional Board Comments:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Agency Use Only [If applicable]

Project: Hellman Hanger

Date: 05/06/2020

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walk-way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
	a. public / private water supplies?	<input checked="" type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project: **Hellman Hanger**

Date: **05/06/2020**

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

An application has been submitted to construct a 50' x 50' or 2,500 sq. ft. hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway on a 10,553 sq. ft. (0.242 acre) area leased from the Town of East Hampton. The leased area is part of the Town airport and zoned Commercial Industrial. The leased area previously held a hangar that was in a state of disrepair and removed. The size of the proposed hangar is consistent with the sizes of other hangars on the adjoining lots. The hangar directly to the west is 40' x 40' and the hangar to the west of that, 50' x 50'.

The subject leased area borders extensive airport land on three sides. The only side where there is a minimum yard setback requirement is along Daniels Hole Road. The hangar is considered an accessory structure, but is required to meet principal structure setbacks unless the Planning Board waives the setbacks pursuant to Chapter 255-6-63 of the Town Code. The Board stated at the time of the initial review that it agreed to waive the setbacks. The building is proposed to have a 22' setback from Daniels Hole Road and thus will be compliant with the Pyramid Law. The proposed lighting fixtures have been amended to meet the Board's Guidelines for Exterior Lighting. An evergreen screening of ten (10) eastern red cedars has been proposed along Daniels Hole Road to mitigate the impact of the building and the parking lot. The project has been referred to the Federal Aviation Administration to ensure that there are no potential adverse impacts to safety.

For the issues discussed above, the East Hampton Town Planning Board does not find that there is a potential for any adverse impacts as a result of the proposed project and therefore makes a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

East Hampton Town Planning Board	
Name of Lead Agency	Date
Samuel Kramer	East Hampton Town Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Marco Wu</i>	Marco Wu
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Routing List

Routing of material to be mailed by Choose an item.

Email copy to these Town Departments:

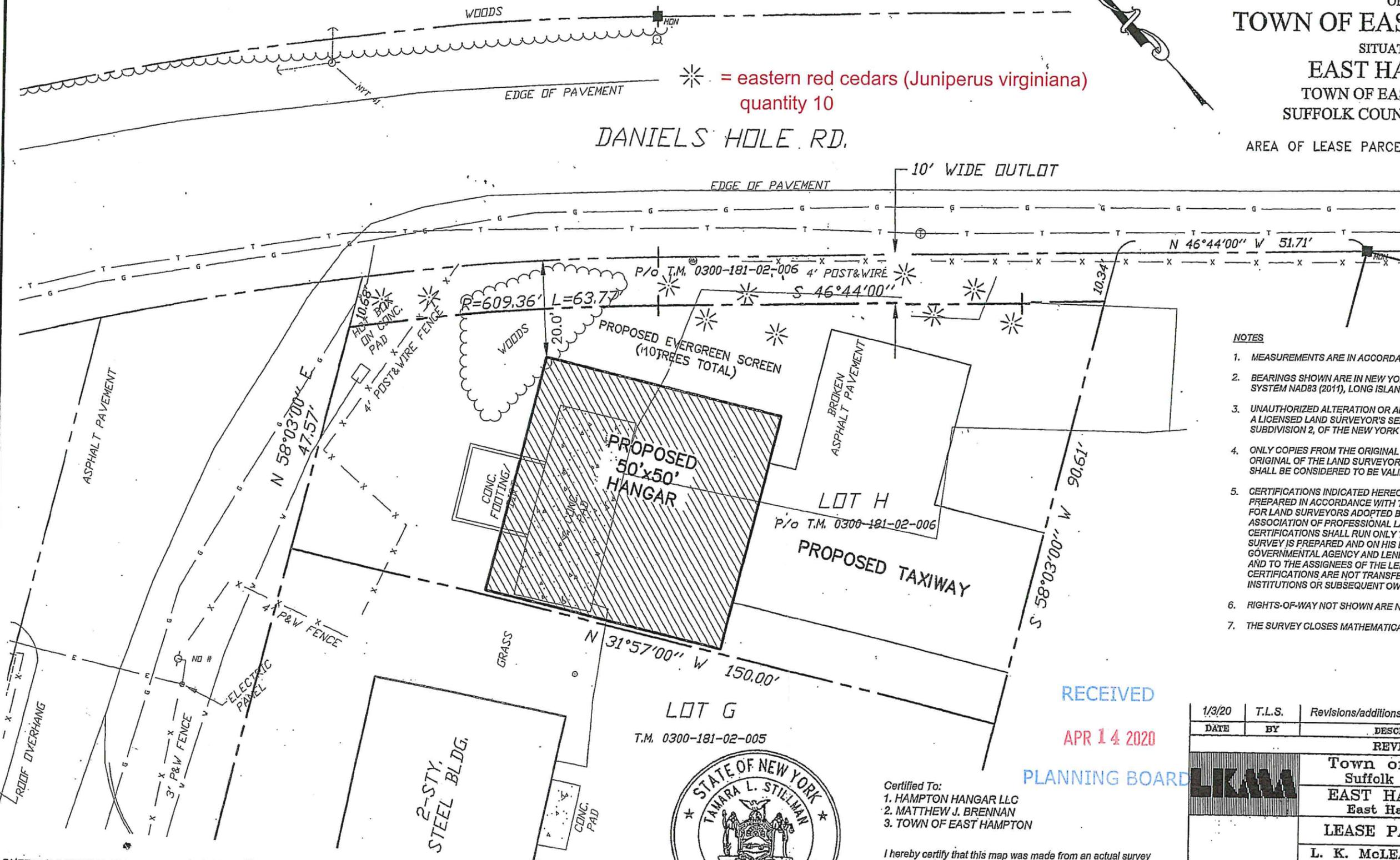
- | | |
|---|---|
| <input type="checkbox"/> Architectural Review Board | <input type="checkbox"/> Sanitation Inspector |
| <input type="checkbox"/> Natural Resources Director | <input checked="" type="checkbox"/> Planning Board |
| <input type="checkbox"/> East Hampton Town Trustees | <input type="checkbox"/> Town Board |
| <input type="checkbox"/> Building Department | <input type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> Zoning Board of Appeals | <input checked="" type="checkbox"/> Planning Director |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> Town Attorney |
| <input type="checkbox"/> Land Acquisition Director | <input type="checkbox"/> East Hampton Town Highway Department |

Mail/email to:

<p>Suffolk County Planning Commission EAF's to be routed with full referrals</p> <p><input type="checkbox"/> Zoning, Attn: Chief Planner <input type="checkbox"/> Subdivisions, Attn: Principal Planner PO Box 6100 Hauppauge, NY 11788-0099</p> <p><input type="checkbox"/> Suffolk County Department of Health Services Division of Environmental Quality Office of Ecology 360 Yaphank Avenue, Suite 2B Yaphank, NY 11980</p> <p><input type="checkbox"/> New York State Department of Transportation, send to both: Eugene.Smith@DOT.NY.GOV Mtariga@DOT.NY.GOV</p> <p><input type="checkbox"/> Long Island Regional State Park and Recreation Commission PO Box 247, Belmont Lake State Park Babylon, NY 11702-0247</p> <p><input type="checkbox"/> NYS Department of State Division of Coastal Resources Attn: Consistency Review & Analysis CR@dps.ny.gov</p> <p><input type="checkbox"/> Suffolk County Department of Public Works, Attn: Chief Engineer Public.Works@suffolkcountyny.gov</p> <p><input type="checkbox"/> New York State Department of Environmental Conservation 625 Broadway Albany, NY 12233-1750</p> <p><input type="checkbox"/> New York State Department of Environmental Conservation Regional Permit Administrator 50 Circle Rd. SUNY @ Stony Brook Stony Brook, NY 11790-3409 DEC Permit # _____</p> <p><input type="checkbox"/> East Hampton Village Administrator rmolinaro@easthamptonvillage.org</p>	<p><input type="checkbox"/> New York State Department of Environmental Conservation Bureau of Marine Habitat Protection Building 40, SUNY Stony Brook, NY 11790-2356</p> <p><input checked="" type="checkbox"/> Federal Aviation Administration Airport District Office Manager Evelyn.Martinez@faa.gov</p> <p><input type="checkbox"/> State Clearinghouse New York State Division of Budget State Capital Albany, NY 12224</p> <p><input type="checkbox"/> Federal Emergency Management Agency Regional Administrator 1 World Trade Center New York, NY 10007</p> <p><input type="checkbox"/> US Army Corps of Engineers Chief of Eastern Permit Section Ronald.R.Pinzon@usace.army.mil</p> <p><input type="checkbox"/> Suffolk County Water Authority Assistant to General Counsel 4060 Sunrise Hwy Oakdale, NY 11769 Kimberly.Kennedy@SCWA.com</p> <p><input type="checkbox"/> USDA Natural Resource Conservation Service District Manager County Center Riverhead, NY 11901</p> <p><input type="checkbox"/> Sag Harbor Village Clerk P.O. Box 660 Sag Harbor, NY 11963</p> <p><input checked="" type="checkbox"/> Applicant</p>
--	--

PROPERTY
OF
TOWN OF EAST HAMPTON
SITUATE AT
EAST HAMPTON
TOWN OF EAST HAMPTON
SUFFOLK COUNTY, NEW YORK

AREA OF LEASE PARCEL = 10,553± SQ.FT.
OR 0.242± ACRE



* = eastern red cedars (*Juniperus virginiana*)
quantity 10

- NOTES**
1. MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
 2. BEARINGS SHOWN ARE IN NEW YORK STATE PLANE COORDINATE SYSTEM NAD83 (2011), LONG ISLAND ZONE.
 3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S "EMBOSSSED" OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 5. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK 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.
 6. RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED.
 7. THE SURVEY CLOSES MATHEMATICALLY.

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PLANNING BOARD

SUFFOLK COUNTY REAL PROPERTY TAX MAP NO.:
DISTRICT 0300
SECTION 181.00
BLOCK 02.00
P/O LOT 006.000

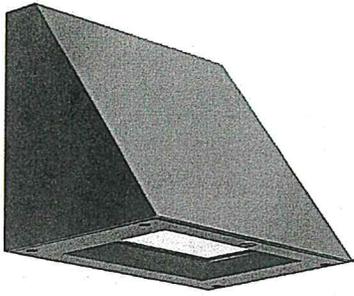


Certified To:
1. HAMPTON HANGAR LLC
2. MATTHEW J. BRENNAN
3. TOWN OF EAST HAMPTON

I hereby certify that this map was made from an actual survey completed by me on 06/03/2016 and 02/23/2019.

Tamara L. Stillman
TAMARA L. STILLMAN, P.L.S.
NYSPLS No. 50528

DATE	T.L.S. BY	Revisions/additions per review	T.L.S. APPROV. BY
1/3/20	T.L.S.		
REVISIONS			
Town of East Hampton Suffolk County, New York EAST HAMPTON AIRPORT East Hampton, New York			
LEASE PARCEL - LOT H			
L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS & LAND SURVEYORS 437 SO. COUNTRY ROAD, BROOKHAVEN, NEW YORK			
Field Survey By:	JL/PL	Scale: 1" = 20'	Sheet No.
Office Survey By:	T.L.S.	Date: APRIL 15, 2019	1
Approved By:	T.L.S.	File No. 19026.000	1



WEDGE2 LED

Architectural Wall Sconce

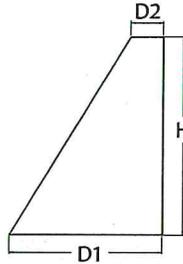
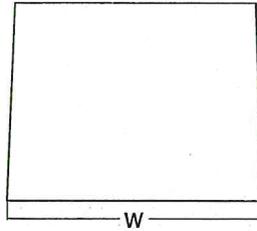


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WEDGE2 LED	P1 ¹	P1SW	27K 2700K	VF	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁷	
	P2 ¹	P2SW	30K 3000K				VW
	P3 ¹	P3SW	35K 3500K	Visual comfort forward throw			
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K 4000K		Visual comfort wide		
	P5 ¹		50K ² 5000K				
						Shipped separately AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)	

Options	Finish	
E4WH Emergency battery backup, CEC compliant (4W, 0°C min) E10WH Emergency battery backup, CEC compliant (10W, 5°C min) E20WC Emergency battery backup, CEC compliant (18W, -20°C min) PE⁴ Photocell, Button Type DS⁵ Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG⁶ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WEDGE2 LED
 Rev. 03/31/20

RECEIVED
 APR 14 2020

PLANNING BOARD

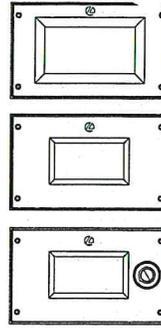
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface-mounted back box (specify finish)

NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI
- 3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
- 4 PE not available in 480V or with sensors/controls
- 5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 6 DMG option not available with sensors/controls
- 7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5

Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW

Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



COMMERCIAL OUTDOOR

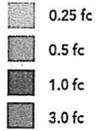
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED
Rev. 03/31/20

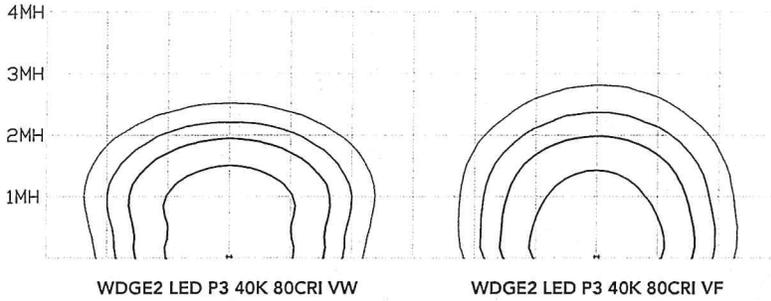
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 10ft
Grid = 10ft x 10ft



Emergency Egress Options

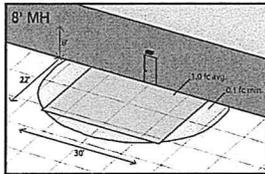
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

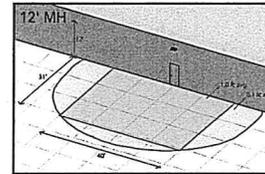
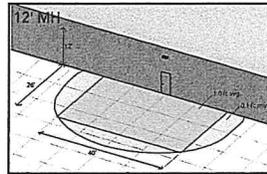
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

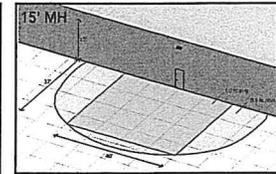
Grid = 10ft x 10ft



WDGE2 LED xx 40K 80CRI VF MVOLT E10WH



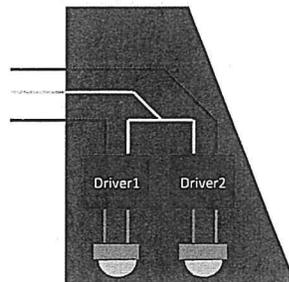
WDGE2 LED xx 40K 80CRI VF MVOLT E20WC



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR, PIRH)

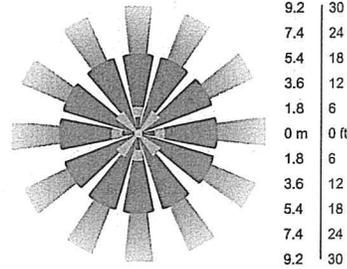
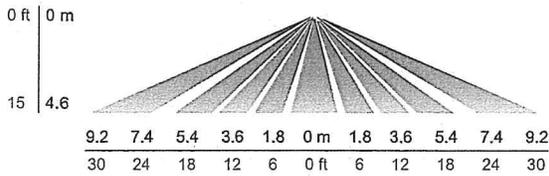
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

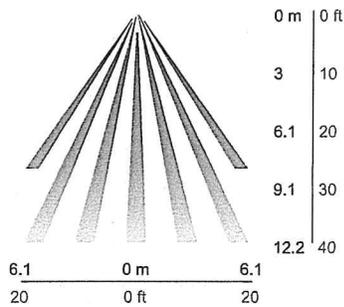
PIR

HIGH VIEW

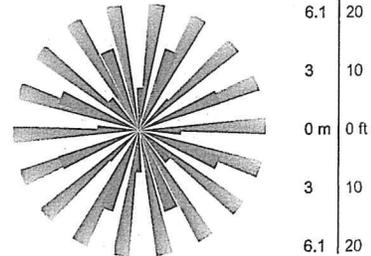


PIRH

SIDE VIEW



TOP VIEW

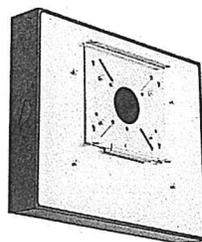


Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



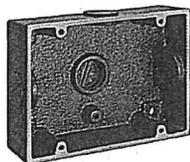
**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"
H = 11"
W = 11.5"



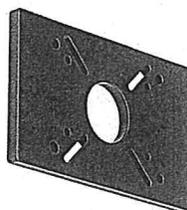
PBBW – Premium Back Box

D = 1.75"
H = 9"
W = 11.5"



BBW – Standard Back Box

D = 1.5"
H = 4"
W = 5.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.