

1. June 3, 2020 Agenda

Documents:

[0603.PDF](#)

2. Subdivisions - EEB Farm Final

Documents:

[EEB FARMS LLC FSD.PDF](#)

3. Subwaivers - Below The Bridge LLM

Documents:

[BELOW THE BRIDGE LLM.PDF](#)

4. Site Plans - Hellman Hangar

Documents:

[HELLMAN HANGAR SP II.PDF](#)

5. Public Hearings - NCW At St Peters Chapel SP SP PWSF

Documents:

[NCW AT ST PETERS CHAPEL PWSF II UPDATED.PDF](#)

6. Subwaiver Review - 90 And 92 Cross Highway LLM

Documents:

[90 92 CROSS HWY LLM12961720200529130356.PDF](#)

7. Subwaiver Review - Cohen Tepper LLM

Documents:

[COHEN TEPPER MEMO.PDF](#)
[COHEN TEPPER EAF.DOCX](#)

8. Site Plan Review - Emergency Service Communications Facility At Springs Fire District

Documents:

[MEMO0520.PDF](#)
[DOC12892420200512105339 ESCF 1.PDF](#)
[DOC12892420200512105339 ESCF VISUALS.PDF](#)
[EMERGENCY SERVICES SFD00214520200513134558.PDF](#)
[PLANNINGSCAN230 ESCF 2.PDF](#)
[PLANNINGSCAN231 ESCF 3.PDF](#)
[PLANNINGSCAN232 ESCF 4.PDF](#)
[PLANNINGSCAN233 ESCF 5.PDF](#)

PLANNINGSCAN234 ESCF 6.PDF
SEAFPART2 3.PDF

9. Site Plan Review - Blue Line Coffee

Documents:

BLUE LINE COFFEE SP12960920200529115746.PDF

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
June 3, 2020**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

90/92 Cross Highway LLM
Cohen/Tepper LLM

Cunningham/Mubassirah/Amagansett
McCobb/Pahwul/East Hampton

SITE PLAN REVIEW:

Emergency Service Communications Facility
at Springs Fire District
Blue Line Coffee

Cortese/Schantz/Springs
Calder-Piedmonte/Wu/Montauk

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

URBAN RENEWAL:

OLD FILED MAPS:

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

In the Matter of the Application

**CONDITIONAL
FINAL
APPROVAL**

of

EEB FARMS LLC FINAL SUBDIVISION

SCTM #300-166-4-3.2

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:** Final subdivision application pursuant to Chapter 220 (Subdivision of Land) and Chapter 193 (Open Space Preservation) of the East Hampton Town Code.
- 2. OWNER OF PROPERTY:** EEB Farms
- 3. SIZE OF PROPERTY:** 20.59 acres
- 4. NUMBER OF LOTS PROPOSED:** Four lots
- 5. SIZE OF PROPOSED RESERVED AREA:** 138,886 sq. ft.
- 6. SIZE OF PROPOSED AGRICULTURAL RESERVED AREA:** 338,771 sq. ft.
- 7. PREPARER OF PROPOSED MAP:** Saskas Surveying Co.
- 8. DATE OF PROPOSED MAP:** April 29, 2019
- 9. DATE OF PRELIMINARY SUBDIVISION APPROVAL:** July 27, 2016
- 10. DATE OF PUBLIC HEARING ON APPLICATION:** None. A public hearing was held on the preliminary map. Because no issues have arisen which would warrant a hearing on the proposed final map, such hearing has been waived pursuant to § 220-2.13 of the Town Code.

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-164-4-3.2
- 2. STREET LOCATION:** Spring Close Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** East Hampton
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:**
- 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:** A3 Residence
2. **ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
4. **DATE OF DETERMINATION:** April 6, 2016

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

1. Review by the Suffolk County Planning Commission is not required.
2. By letter dated February 7, 2020, the East Hampton Fire Department has advised the Board that the property is adjacent to public water and that no further review for fire protection devices is required.
3. By memorandum dated April 15, 2015 the Town Engineer found the engineering elements of the proposed subdivision to be satisfactory. There have not been any changes to these elements.
4. A Yield Map prepared by Saskas Surveying dated October 9, 2014 indicated that the parcel had a yield of 5 lots. The applicant reduced density from five lots to four lots and therefore, pursuant to the Long Island Workforce Housing Act is not required to provide a unit of affordable housing.
5. A *Stage IA Archival Search and Surface Inspection* prepared by James Trues and dated 1991 and a *Stage IB Cultural Resources Assessment* prepared by Robert J. Kalin in 1992 were submitted to the Planning Board. The Stage IB concluded that no significant cultural resources were found.
6. A *Phase I Environmental Assessment Report* prepared by Middleton Environmental Inc. and dated March 20, 2015 was prepared for the site. The report concluded that there was no evidence of the presence or possible presence of hazardous substances on the site and that no further testing was warranted on the subject property.

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 satisfies the general policy and requirements of §§ 220-1.05 (A) through (N) of the Town Code.
2. The application meets the requirements enumerated in §§ 220-2.11 (A) through (D) of the Town Code.
3. The application meets the requirements of §§ 220-1.06 (A) through (J) of the Town Code.
4. The application adheres to the design criteria enumerated in Article III of Chapter 220 of the Town Code.
5. The application is made and approved pursuant to Chapter 193 (Open Space Preservation) of the Town Code, and meets all requirements of Chapter 193.
6. Except where those requirements have been varied pursuant to Chapter 193, the application satisfies all requirements of Chapter 255 (Zoning) of the Town Code.
7. The applicant will make all improvements deemed necessary by this Board pursuant to § 220-1.11 of the Town Code.
8. The applicant has satisfied all conditions of preliminary plat approval.

G. DISPOSITION OF APPLICATION

Final subdivision approval is hereby granted to the Map as described herein, subject to any conditions or modifications specified in § H below.

- 1. NAME OF APPROVED MAP:** Final Subdivision Map of EEB Farms LLC
- 2. PREPARER OF APPROVED MAP:** Saskas Surveying Co.
- 3. DATE OF APPROVED MAP:** April 29, 2019

H. CONDITIONS OF APPROVAL

The conditional final subdivision 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. No conveyances may be made of any of the lots shown on the Map (except as part of a

conveyance of the entire premises comprising the Map) until and unless the Map has been signed by the Planning Board Chair and recorded at the Office of the Suffolk County Clerk.

2. The Planning Board Chair shall not sign the Map until and unless the applicant has met the conditions contained in ¶ 5, 11, 13, 14, 16, 18, and 22 below.

3. For the sole purpose of enabling the Planning Board Chair to sign the Map, the applicant shall have satisfied any condition of this approval which requires the applicant to record one or more easements, declarations, or other legal instruments at the Office of the Suffolk County Clerk either **(a)** for easements or other conveyances which must be accepted by the Town Board, whether or not pursuant to the provisions of § 247 of the General Municipal Law, when these easements or other conveyances have been actually accepted by the Town Board, or **(b)** for all other easements, declarations, or legal instruments, when the form of these easements, declarations, or other instruments has been approved by counsel to this Board.

4. The applicant shall record any and all of the documents referred to in the preceding paragraph at the Office of the Suffolk County Clerk simultaneously with the filing of the Map, and shall return three (3) copies of each such recorded document, with proof of recordation shown thereon, to the Town Clerk before building permits will be issued on any of the lots shown on the Map.

5. The applicant shall prepare and submit a revised final Map containing the following additional notations:

- a. A homeowners' association shall be formed to own and manage the "natural reserved area" depicted on the map.
- b. "The Agricultural Reserved Area shown on the Map shall allow for an improved bicycle path within a 20' wide right of way to be constructed by a private or public entity with the approval of the owner of the reserved area."

6. The applicant shall perform the common driveway improvements specified on the final map.

7. The applicant shall install public water to serve the lots shown on the Map.

8. The applicant shall install belowground all utilities servicing the proposed lots, including electric, telephone, and, if available, cable television wiring, in accordance with the requirements of Chapter 220 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.

9. Lots 1, 2, 3, and 4 shall take access from Spring Close Highway by way of a single common driveway as shown on the Map.

10. The Building Inspector shall not issue a Certificate of Occupancy for any construction which may take place on Lots 1, 2, 3, or 4 unless and until access to the said lot or lots from

Spring Close Highway is in accordance with the terms of this resolution.

11. The applicant shall prepare and submit a common driveway declaration (or easement) for Lots 1, 2, 3, and 4, including course descriptions of the common driveway, in form acceptable to and approved by counsel to this Board. The said declaration shall provide for its modification or termination only with the written consent of the East Hampton Town Planning Board and said declaration, after approval by counsel, shall be recorded at the Office of the Suffolk County Clerk simultaneously with the filing of the Map. Copies of the same, with proof of recordation shown thereon, shall be returned to the Town Clerk in accordance with the provisions of ¶ 4 above.

12. No buildings or structures may be placed, installed, erected, or constructed within the area depicted on the Map as "natural reserved area," nor may any clearing, grading, or filling occur within these areas, except for management of the man-made pond in accordance with a narrative prepared by Marshall Paetzel dated September 30, 2015, the said areas shall otherwise be left in their natural state forever.

13. In order to best effectuate and make permanent the foregoing condition, the applicant shall grant to and have accepted by the Town of East Hampton a scenic and conservation easement, in standard form acceptable to the East Hampton Planning Board and to counsel to this Board, covering the 138,886 sq. ft. natural reserved area shown on the Map to be so encumbered. The applicant shall record this easement with the Office of the Suffolk County Clerk simultaneously with the filing of the Map and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk in accordance with the provisions of ¶ 4 above.

14. The applicant shall establish a Property Owners' Association, incorporated in accordance with the Not-For-Profit Corporation Law of the State of New York, to own and manage the natural reserved area shown on the Map. The applicant shall by deed convey fee title in such reserved area to said Property Owners' Association simultaneously with the filing of the Map. Proof of incorporation, a copy of a declaration establishing by-laws for said Property Owners' Association, and a deed of conveyance to the Property Owners' Association shall be submitted to and approved by counsel to this Board, pursuant to §§ 193-4-50 and 220-1.06 of the Town Code. The certificate of incorporation, declaration establishing by-laws, and deed of conveyance to the Property Owners' Association shall be recorded with the Office of the Suffolk County Clerk and copies of the same, with proof of recordation shown thereon, shall be returned to the Town Clerk in accordance with the provisions of ¶ 4 above.
above.

15. No buildings or structures may be placed, installed, erected, or constructed within the area depicted on the Map as "agricultural reserved area" except for agricultural buildings and structures which are reasonably necessary for agricultural operations actually being conducted within these areas, and provided that site plan approval of the East Hampton Town Planning Board is first obtained. These areas shall be maintained in such a state that they remain forever available and suitable for agricultural use. An improved bicycle path constructed within a 20' wide right of way by the Town of East Hampton or other public or private entity shall be allowed within the agricultural easement with the approval of the owner of the reserved area. The filed

deed to this reserved area shall acknowledge the potential for a future bicycle path and shall not exclude this potential.

16. In order to best effectuate and make permanent the foregoing condition, the applicant shall grant to and have accepted by the Town of East Hampton an agricultural use easement, in standard form acceptable to the East Hampton Planning Board and to counsel to this Board, covering the areas depicted on the Map as "agricultural reserved area." The applicant shall record this easement with the Office of the Suffolk County Clerk simultaneously with the filing of the Map and shall return copies of the same, with proof of recordation shown thereon, to the Town Clerk in accordance with the provisions of ¶ 4 above.

17. No buildings or structures, except fences, shall be constructed within ten (10) feet of the boundary of any scenic and conservation easement.

18. Four copies of the 20' Buffer Planting Plan prepared by Marshall Paetzel Landscape Architecture dated December 23, 2015 submitted during review of the preliminary application shall be submitted to the file. This plan shall represent the approved planting plan.

19. All landscaping shall be maintained by the applicant in accordance with the approved planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

20. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.

21. There shall be no further division of any of the lots shown on this Map.

22. The applicant shall prepare and submit a declaration of covenants and restrictions, incorporating the provisions of ¶ 9, 12, 15, 17, 19, 20, and 21 above and in standard form acceptable to and approved by Counsel to this Board. The said declaration shall provide for its modification or termination only upon the approval of the East Hampton Town Planning Board, after a public hearing held on ten (10) days' notice. Said declaration, after approval by counsel, shall be recorded at the Office of the Suffolk County Clerk simultaneously with the filing of the Map. Copies of the same, with proof of recordation shown thereon, shall be returned to the Town Clerk in accordance with the provisions of ¶ 4 above.

23. 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 final subdivision approval for the "Map of EEB Farms LLC". If any condition of this resolution is not met, or is not met within the

prescribed time period, the final subdivision approval hereby granted shall become void and of no effect.

DATED: May 18, 2020

cc: Andrew Strong,
PO Box 2006
Amagansett, NY
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

BELOW THE BRIDGE

LOT LINE MODIFICATION

SCTM# 300-145-3-9.4, 11.1, 12.2, 21.2, 22.1/145-5-4.1 & 14.1

**RESOLUTION
AMENDING
APPROVAL**

ADOPTED: ____/____/____

The Planning Board has reviewed a prior determination of the Board and desires to modify certain provisions of the approval as set forth below. Except as modified herein, the determination is reaffirmed in all respects.

REQUEST TO MODIFY: Below the Bridge Lot Line Modification approved by resolution dated October 28, 2015

PROPERTY LOCATION: Springs Fireplace Road and Sherill Foster's Path, East Hampton

PROPOSED AMENDMENT: To change the approved map to include a 30' wide access and utility easement as opposed to the 20' wide easement included in the originally approved map.

MODIFICATION AS APPROVED: To change the approved map to be the lot line modification map prepared by Saskas Surveying Company, P.C. dated last revised July 17, 2018

REASONS SUPPORTING MODIFICATION: In the process of obtaining approval of the Suffolk County Department of Health Services (SCDHS), as is required by Resolution dated October 28, 2015, 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 Board has no objections as this is required merely to meet the requirements of another involved agency and does not substantively change the proposed new lot configuration.

APPROVED PLAN AS MODIFIED: Lot line modification map prepared by Saskas Surveying Company, P.C. dated last revised July 17, 2018

CONDITIONS TO MODIFICATION: N/A

DATED: June 3, 2020

cc: Madeline VenJohn,
Tarbet & Lester
132 North Main Street
East Hampton, NY

Planning Department
Building Inspector

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**HELLMAN HANGAR
SITE PLAN**

SCTM # 300-181-2-6 **ADOPTED: ____/____/ 2020**

1. Matthew J. Brennan, Assignor, Maynard Hellman, Assignee, in conjunction with the Town of East Hampton, have made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to construct a 50 x 50', or 2,500 square foot hangar with a 30 x 30' asphalt parking area and a 30' wide taxiway. The leased area is part of the Town of East Hampton Airport. The leased area contains 10,553 square feet (0.242 acre) and is located on the westerly side of Daniel Holes Road, Wainscott and is situated in a Commercial Industrial (CI) zoning district as shown on the official Zoning Map of the Town of East Hampton. Premises are identified on the Suffolk County Tax Map as parcel SCTM #300-181-2-6.

2. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code.

3. A survey prepared by L.K. McLean Associates, P.C., dated revised February 12, 2020; Floor Plan and Elevations prepared by the Kent Architectural Collaborative, PLLC dated revised February 14, 2020; and a landscape plan (not labeled) prepared by L.K. McLean Associates, P.C., dated January 3, 2020 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled Wednesday, June 24, 2020 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTVEH.org). The public Hall not be permitted to appear in person but may comment by telephone by calling (351) 888-6331. A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until July 24, 2020 for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@eamptonny.gov and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business July 24, 2020, or within one (1) week of posting of the transcript on the Town's website, whichever is later.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: June 3, 2020

cc: Joel Halsey
P.O. Box 5030
Montauk, NY 11954

Planning Department
Building Department
Architectural Review Board

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the East Hampton Town Planning Board on Wednesday, June 3, 2020, at 7:00 p.m. or as soon thereafter as this matter may be heard to consider said application. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTV.org). The public shall not be permitted to appear in person but may comment by telephone by calling 351-888-6331.

A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until July 6, 2020 for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@ehamptonny.gov and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business on July 6, 2020 or within one (1) week of posting of the transcript on the Town's website, whichever is later.

The public hearing will be held to consider the application of New Cingular Wireless at St. Peter's Chapel Site Plan/Special Permit/Personal Wireless Service Facility approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a new personal wireless service facility consisting of nine (9) antennas, eighteen (18) remote radio heads and associated equipment. Also proposed is a GPS unit and 15 kW emergency generator with all equipment to be situated within a new 50' tall campanile structure. The property contains 26,153 square feet and is located on the east side of Old Stone Highway, Springs and is situated in a B-Residence as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-103-6-23. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code. A Phillips Lytle, LLP submission dated October 14, 2019 including Exhibits A-F; and an AT&T Wireless Communication Facility Site Number: LI-056 15 kW Emergency Generator Report prepared by Dewberry Engineering/VHB Engineering, Surveying and Landscape Architecture, P.C. dated December 2017 are available for inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: May 15, 2020

Samuel Kramer, Chairman



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

SUBDIVISION INITIAL EVALUATION 90 & 92 Cross Highway Lot Line Modification SCTM#300-170-3-31.1, #300-170-3-31.2 #A0520200016

Prepared by: Fabiha A. Mubassirah

Date: May 28, 2020

1. APPLICATION INFORMATION:

A. INFORMATION RECEIVED:

- Lot Line Modification (“LLM”) application
- Survey Map prepared by Barret Bonacci & Van Weele, PC dated February 2, 2020

B. DATE SUBMITTED: May 9, 2020

C. OWNER: Cynthia DePaula & Enid G. Roth, LLC

D. APPLICANT/AGENT: Tina K. Piette, Esq.

E. SCHOOL DISTRICT: Amagansett

F. STREET NAME: Cross Highway and Skimhampton Road

G. TYPE OF STREET: Town

H. ZONING DISTRICT: “A” Residence

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: Suffolk County Health Department

L. WAS PROPERTY PREVIOUSLY SUBDIVIDED: Yes

M. IF YES, DATE OF SUBDIVISION: 10/10/1973

2. DESCRIPTION OF PROJECT

A. TYPE OF SUBDIVISION PROPOSED: Lot Line Modification

B. TOTAL ACREAGE: 1.71 acre

C. YIELD (NUMBER OF LOTS): Two (2)

D. RANGE OF LOT SIZE (SQUARE FEET): 45,659 sq. ft. and 27,910 sq. ft.

E. ACRES OF RESERVED AREA: N/A

F. ACRES OF SCENIC EASEMENT: Not proposed

- G. **PERCENT OF RESERVED AREA:** N/A
- H. **PERCENT OF TOTAL OPEN SPACE:** N/A
- I. **TYPE OF ACCESS PROVIDED:** Individual driveways
- J. **LENGTH OF ACCESS:** 30' access easement for 10' gravel driveway from Cross Highway
- K. **IS SIGHT DISTANCE ACCEPTABLE:** to be determined
- L. **IMPROVEMENTS ON SUBJECT PARCEL:** one (1) single family two (2) storied residence, two wood decks, pool and storage shed on Lot 31.1; one (1) dilapidated one (1) storied structure on Lot 31.2.
- M. **MOST RECENT CERTIFICATE OF OCCUPANCY:**
 Lot 31.1: (SCTM #300-170-3-31.1)
 6/10/75 – C.O. 87 (9869) – Enid Roth – 1702 sq. ft. @1st floor, 678 sq. ft. @2nd floor of two story, 1- family residence having 1 kitchen only & 437 sq. ft. wood deck.
 7/16/75 – C.O. 136 (10437) Enid Roth – 800 sq. ft. Vinyl SW. Pool W. dry well & appropriate fencing, 1360 sq. ft. wood deck & 40 sq. ft. storage shed.
 9/21/07- C.O. 24136- Enid Roth- Void.
 Lot 31.2: (SCTM #300-170-3-31.2) – No C.O.
- N. **VARIANCES REQUIRED:** Lot area variance

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 220 (LIST ITEMS & SECTION NUMBER FOR ITEMS NOT SUBMITTED)

- Lot area variance
- Map revisions-
 - Sanitary waste disposal system needs to be identified
 - Flood insurance zone identification and base flood elevation
- A revegetation plan needs to be submitted for adjusted proposed clearing

4. SITE ANALYSIS

- A. **SOIL TYPE:** Plymouth loamy sand, silty substratum, 0 to 3 percent slopes (PsA), Plymouth loamy sand, silty substratum, 3 to 8 percent slopes (PsB), Carver and Plymouth sands, 15 to 35 percent slopes (CpC).
- B. **FLOOD HAZARD ZONE:** X
- C. **DESCRIPTION OF VEGETATION:** Partially cleared
- D. **RANGE OF ELEVATIONS:** (~21-32)
- E. **NATURE OF SLOPES:** Gently sloping, mostly going from south east (~21') towards the north west corner (~30') of the property
- F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A
- G. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A (All structures ~300' away)
- H. **ARE THERE TRAILS ON SITE?** No
- I. **DEPTH TO WATER TABLE:** Not identified
- J. **DISTANCE TO PUBLIC WATER:** 6" Water Mains on Cross Highway, 16" Water Mains on Skimhampton Road
- K. **SOURCE OF WATER SUPPLY:** Public water

- L. NUMBER OF ACCESS POINTS: Two
- M. METHOD OF WASTE DISPOSAL: Not identified
- N. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES? None have been identified
- O. AGRICULTURAL DATA STATEMENT REQUIRED: No
- P. 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	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	No
South Fork Special Groundwater Protection Area	No
Town Overlay District	No



2018 Aerial Photograph from Town's GIS

Other Background Information:

The application is to propose a lot line modification (LLM) of two (2) lots- 90 Cross Highway (SCTM #300-170-3-31.1) and 92 Cross Highway (SCTM #300-170-3-31.2) in Amagansett. The subject property is zoned A Residence. The existing area of the subject parcels are 38,874 square feet for 90 Cross Highway and 27,910 square feet for 92 Cross Highway. The applicant is proposing to transfer an area of 6,785 square feet from Lot 31.2 to Lot 31.1, resulting in 45,659 square feet for proposed Lot 31.1 and 27,910 square feet for proposed Lot 31.2.

The current owner of the property is Ms. Cynthia DePaula who is the named Executor of the Estate of Enid G. Roth. Ms. DePaula is in the process of donating a portion of 92 Cross Highway (proposed 31.2) to the Town of East Hampton under the Town's Community Preservation Fund (CPF) program according to Ms. Roth's wishes which is subject to this LLM.

The Town's record indicate a Subdivision Waiver was approved by the Planning Board in October 10, 1973 subject to this property named "Enid Roth", that subdivided the 73,000 square feet (approx.) property into the current two parcels. Variances were sought from Zoning Board of Appeals (ZBA) on July 5, 1973 to divide the parcel into two lots, containing less than the required area for both lots. There had been a pre-existing residence on 92 Cross Highway (proposed Lot 31.2) that is being proposed to be removed in the LLM survey map. Lot 31.1 contains a two-story single family residence with 1702 square feet on 1st floor and 678 square feet on 2nd floor, 437 square feet wood deck, 800 square feet pool, 1360 square feet wood deck and 40 square feet storage shed.

Issues for Discussion:**Lot Area**

The existing lots are non-conforming with regard to the minimum allowable lot area of 40,000 square feet in an A Residence zoning district. As proposed, the lot line modification would make the proposed Lot 31.1 conforming by increasing lot area by 6,785 square feet from 38,874 square feet to 45,659 square feet. On the other hand, the lot area for the proposed Lot 31.2 would reduce from 34,695 square feet to 27,910 square feet, making it even less conforming to the minimum lot area requirement which will necessitate a lot area variance from the ZBA. Under the Town Code, the area of the access easement is required to be subtracted from lot area. The lot area calculations should be revised to indicate that the calculations reflect this.

In addition, total lot coverage for both lots would decrease and will be below their respective maximum lot coverages. With removal of structures and improvements in Lot 31.2, there would be 0% coverage on the parcel and therefore subject to be used as Town's open space.

Irregular Lot Shape

§220-1.06 B (Subdivision Requirements of the Town Code) states that

Lots shall, in general, be rectangular, somewhat deeper than they are wide. All lots shall conform to zoning requirements, and the lot lines generally be at right angles to the street line.

A rectangular shaped lot is further encouraged by the Town Code in §220-1.09, Configuration of Lot Lines.

This is a pre-existing irregular shaped parcel and the proposed modification would result in more irregular shaped lots. It has been the Planning Board's practice not to create irregularly shaped lots. The Board should discuss alternative layouts with the applicants, most notably a rectangular shaped design, adjusting the dividing lot line to create a straighter line.

Donation of Lot 31.2

The former owner of the property Ms. Enid G. Roth (decedent) indicated that the proposed Lot 31.2 (part of current 92 Cross Highway) be donated to the Town for Open Space. The parcel consists of a dilapidated structure and the reason it is being donated to the Community Preservation Fund (CPF) program is because demolition and restoration would be appropriate expenses for the fund. This way the Town does not need to expend general fund dollars, quoted by Scott. H. Wilson, Director of Land Acquisition & Management from Town of East Hampton. He further informed that they will accept the donation post approval of the lot line modification submitted to the Planning Board. Moreover, in order to guarantee the donation to the Town and not otherwise sold after the approval, Mr. Wilson stated that the Town will get an executed donation agreement and Board resolution in advance of final approval of the lot line modification.

Access Easement

Currently, there are two separate gravel driveways, both on Lot 31.2 giving access to both parcels from Cross Highway. A 30' wide easement has been proposed on the northerly portion of Lot 31.2 for the access to Lot 31.1. It should be noted that the Town may not be willing to have an access easement for a private property on Town's Open Space after the donation. The existing ~10' wide driveway could be located in a flag strip to avoid having a 30' wide easement across future Town's property.

Clearing

The survey map shows clearing calculations for both existing and proposed lots subject to this LLM. Both of the proposed lots will comply with the Town's clearing regulations. Proposed clearing calculations show 0 square feet cleared area for Lot 31.2, proposed to be decreased from 6,883 square feet of current clearing. A revegetation plan needs to be submitted to address the increased vegetation/reduced clearing on this lot.

Suffolk County Department of Health Services (SCDHS)

The proposed lot line modification will require approval from the Suffolk County Department of Health Services. The applicants are encouraged to submit an application to this agency as soon as possible if they have not done so.

SEQRA

The project is an Unlisted Action pursuant to SEQRA and Chapter 128 of the Town Code. It is recommended that the Planning Board request lead agency status for the project.

Map Revisions

The existing septic system for the residence should be indicated on the map to ensure that the location is not impacted by the proposed lot line modification. Flood insurance zone needs to be identified on the survey map.

Conclusion

The proposed lot line modification will result in making Lot 31.1 conforming in regards to lot area, but making Lot 31.2 even less conforming. Thus, the application requires lot area variance. The Planning Board will not be able to act until and unless the Zoning Board of Appeals grants the variance. A straighter lot line is recommended for the lot line modification to achieve relatively regular shaped lots and a flag strip as access to 31.1 as opposed to an access easement across future Town property. A revegetation plan should be submitted to address the reduction in clearing indicated for Lot 31.2. The Map should be revised as discussed in the aforementioned issues. Comments from the East Hampton Fire Department will be required before deeming the application complete.

Planning Board Consensus

The Planning Board should discuss the proposed modification of the lot line and discuss with the applicant whether the layout should be redesigned to provide more regular shaped lots.

Additional comments: _____

The Planning Board should discuss whether having an access easement for a private property on Town’s Open Space/property would be their best interest and whether a flag strip should be provided along the existing driveway on Lot 31.2 to avoid a 30’ wide easement.

Additional comments: _____

The Planning Board should determine whether the map should be revised to indicate the sanitary waste disposal system and a revegetation plan for the removal of structures and improvements on Lot 31.2.

Additional comments: _____

Additional Board Comments:



1" = 72.26 feet



THE TOWN OF EAST HAMPTON

90 & 92 CROSS HIGHWAY LOT LINE MODIFICATION

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED, IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON.

WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE CURRENT AND ACCURATE INFORMATION, THE TOWN OF EAST HAMPTON MAKES NO REPRESENTATIONS AS TO ACCURACY, COMPLETENESS, CURRENTNESS, SUITABILITY, OR VALIDITY OF ANY INFORMATION ON THIS DOCUMENT AND WILL NOT BE LIABLE FOR ANY ERRORS, OMISSIONS, OR DELAYS IN THIS INFORMATION OR ANY LOSSES, INJURIES, OR DAMAGES ARISING FROM ITS DISPLAY OR USE. ALL INFORMATION IS PROVIDED ON AN AS-IS BASIS.



Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

Date Prepared: <Month day, Year>



Basemaps: 2018 Pictometry Digital Ortho Photography
Suffolk County Real Property Tax Service
COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.
Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)



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

Planning Department
JoAnne Pahwul, Director, AICP

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

May 29, 2020

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: Cohen/Tepper Lot Line Modification
SCTM#300-167-3, 14, 15, 16, & 17

Last Review Date: April 22, 2020

Items and Date Received:

The following was received on March 18, 2020.

- Copy of Deed for SCTM#300-167-3-3



Background Information:

Application is made to revise the lot lines of two Urban Renewal parcels located in a B Residence zoning district on Town Lane and Royal Street. An area of 4,000 sq. ft. is proposed to be transferred from Lot 2 to Lot 1. Lot 1 is improved with a two story residence and Lot 2 is vacant. The Urban Renewal Map Study requires a scenic easement along Town Lane and 10' road widening easements along Royal Street.

Issues for Discussion:

Deed

A copy of a deed indicating that David Cohen is now the sole owner of SCTM#300-167-3-3. and that all of the owners of the subject property have consented to proposed lot line modification.

SEQRA

The Planning Department prepared the attached Environmental Assessment Part II. No adverse significant environmental impacts pursuant to SEQRA and Chapter 128 of the Town Code were identified and a negative declaration is recommended.

Conclusion

The application is complete and will be ready for approval after the Board makes a SEQRA declaration.

Planning Board Consensus:

The Planning Board should make a SEQRA declaration and determine if the application is complete.

Additional comments: _____

Additional Board Comments:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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 walkway?	X	
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?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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.

Application is made to revise the lot lines of two Urban Renewal parcels located in a B Residence zoning district on Town Lane and Royal Street. An area of 4,000 sq. ft. is proposed to be transferred from Lot 2 to Lot 1. Lot 1 is improved with a two story residence and Lot 2 is vacant. The Urban Renewal Map Study requires a scenic easement along Town Lane and 10' road widening easements along Royal Street.

PART III – DETERMINATION OF SIGNIFICANCE

Instructions: For each adverse effect identified above, determine whether it is substantial, large, important, or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; (f) magnitude. If necessary, add attachments or reference supporting material. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

_____ Check here if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the Full EAF and/or prepare a positive declaration.

Check here if you have determined, based on the information and analysis above any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts and provide on attachments as necessary, the reasons supporting this determination.

LEAD AGENCY:

Samuel Kramer, Planning Board Chairman

Name of and title of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date: _____



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

May 12, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner

RE: Emergency Services Communication Facility at Springs Fire Department
– Site Plan/Special Permit
SCTM#300-62-2-18.2
179 Fort Pond Boulevard

Last Review Date: December 18, 2019

Items and Date Received: Applicant submission; cover letter re: Ten (10) sets of Photosimulations, prepared by Creative Visuals, and dated February 26, 2020; Ten (10) sets of drawings prepared by Dewberry Engineering, Inc., and dated March 20, 2020 (Z-1 Cover Sheet), (Z-2 Site Plan, Notes & Requirements), (Z-3 Aerial Photograph), (Z-4 Compound Plan), (Z-5 Elevation Looking North), (Z-6 Elevation Looking South), (Z-7 Elevation Looking West), (Z-8 Elevation Looking East), (Z-9 Construction Details I), (Z-10 Construction Details II), (Z-11 Antenna & Equipment Details).

Background Information: Site plan application has been made to construct a 180' tall monopole with various antennas and a dish for the East Hampton Police Department and Springs Fire Department along with ground level equipment shelter. Also proposed is the removal of an already-built 150' tall stealth monopole.

The property contains a ~11,000 sq. ft. firehouse building, garage, shed, and various other minor accessory structures for the Springs Fire Department. It is zoned NB: Neighborhood Business and situated on Fort Pond Boulevard in Springs. It is mostly cleared of naturally-occurring vegetation with areas of deciduous woodlands mostly in the north corner of the site.

Pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 128 of the Town Code the proposed project is an unlisted action.

Issues for Discussion:

Visualizations

At the time of the initial review, as well as the subsequent meeting on December 18, 2019, the Board requested that additional visualizations from various points in the surrounding area be submitted.

Additional visualizations from Creative Visuals LLC have been submitted. These include visual renderings from six (6) different locations along Talmage Farm Lane, Springs Fireplace Road and Fort Pond Boulevard. These images were produced based upon a field inspection performed on February 5, 2020.

The Planning Board should review this document and determine if any additional visual information is required. If no additional information is needed at this time then it appears that the application is otherwise complete.

SEQRA

The Board should discuss whether or not the application presents the potential for a significant adverse environmental impact. Accordingly, a consensus over whether or not to make a negative declaration should be formed.

It is recommended that the Board consider the following questions which must be answered under SEQRA:

“Will the proposed action impair the character or quality of the existing community?”

“Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?”

As indicated in the submitted visualizations, the proposed tower would be visible from both the Springs Historic District and a Scenic Area of Statewide Significance (Accabonac Harbor Subunit).

Specific Special Permit Standards

The Board is reminded that the subject application is for an emergency services facility and not a Personal Wireless Services Facility (PWSF). As such, the specific special permit standards of section 255-5-50 of the Town Code do not apply.

Conclusion

In conclusion, the Board should determine if any additional information is required at this time. If no additional information is required then the Board should form a consensus on a SEQRA declaration.

ES

Planning Board Consensus

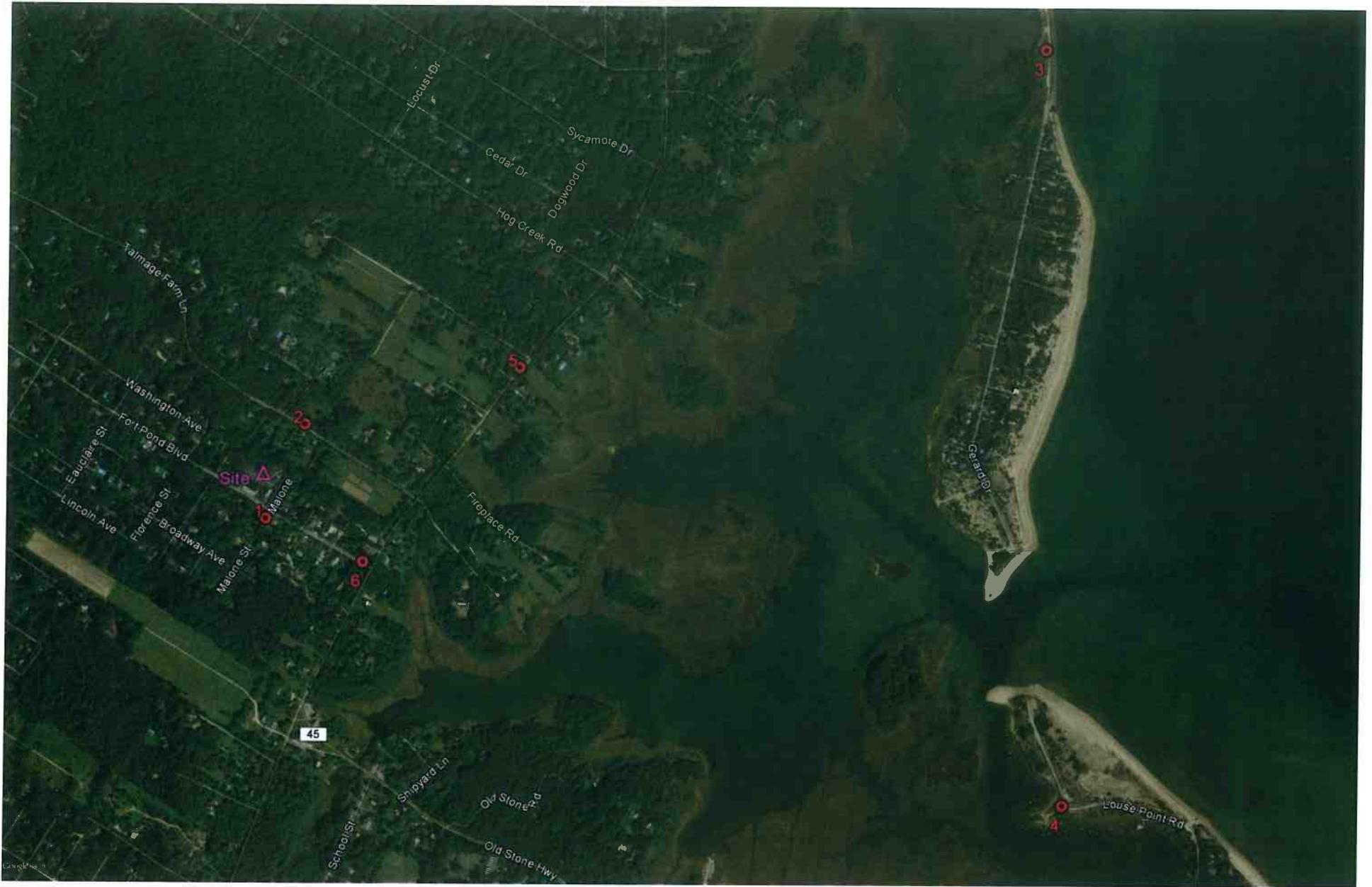
Is the application complete or is any additional information required at this time?

Additional comments: _____

Does the Board wish to make a negative declaration?

Additional comments: _____

Additional Board Comments:



Existing view

View point 1 - from the intersection of Fort Pond Boulevard and Malone Street

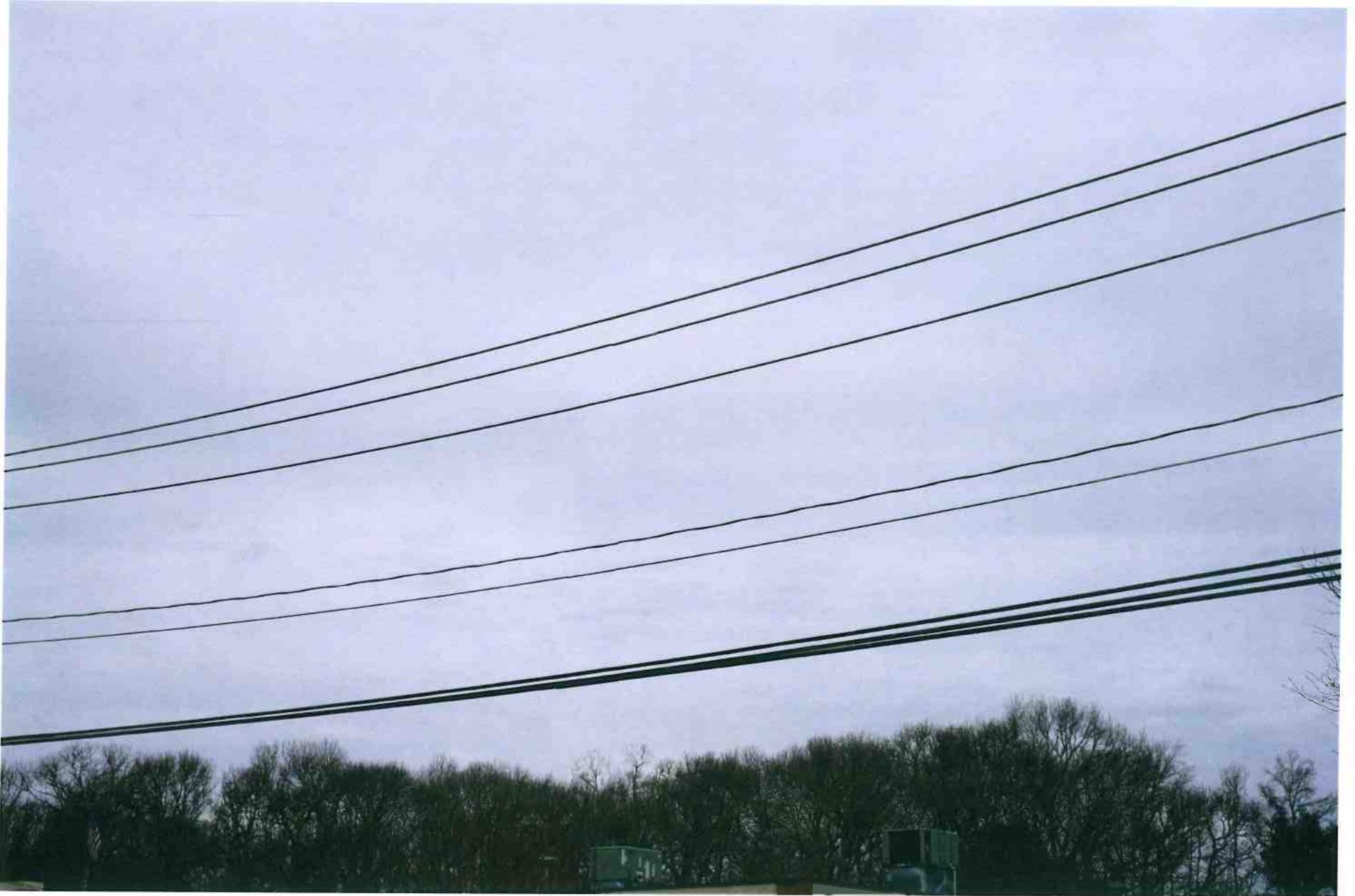


Photo by Creative Visuals LLC

View point 1 - from the intersection of Fort Pond Boulevard and Malone Street



Computer simulated photo by Creative Visuals LLC

Existing view
View point 2 - from Talmage Lane



Photo by Creative Visuals LLC

View point 2 - from Talmage Lane



Computer simulated photo by Creative Visuals LLC

Existing view
View point 3 - from near 216 Gerard Drive



Photo by Creative Visuals LLC

View point 3 - from near 216 Gerard Drive



Computer simulated photo by Creative Visuals LLC

Existing view
View point 4 - from near 112 Louse Point Road and Louse Point boat ramp



Photo by Creative Visuals LLC

View point 4 - from near 112 Louse Point Road and Louse Point boat ramp



Computer simulated photo by Creative Visuals LLC

Existing view
View point 5 - from near 911 Springs Fireplace Road



Photo by Creative Visuals LLC

View point 5 - from near 911 Springs Fireplace Road



Computer simulated photo by Creative Visuals LLC

Existing view
View point 6 - from Fort Pond Boulevard

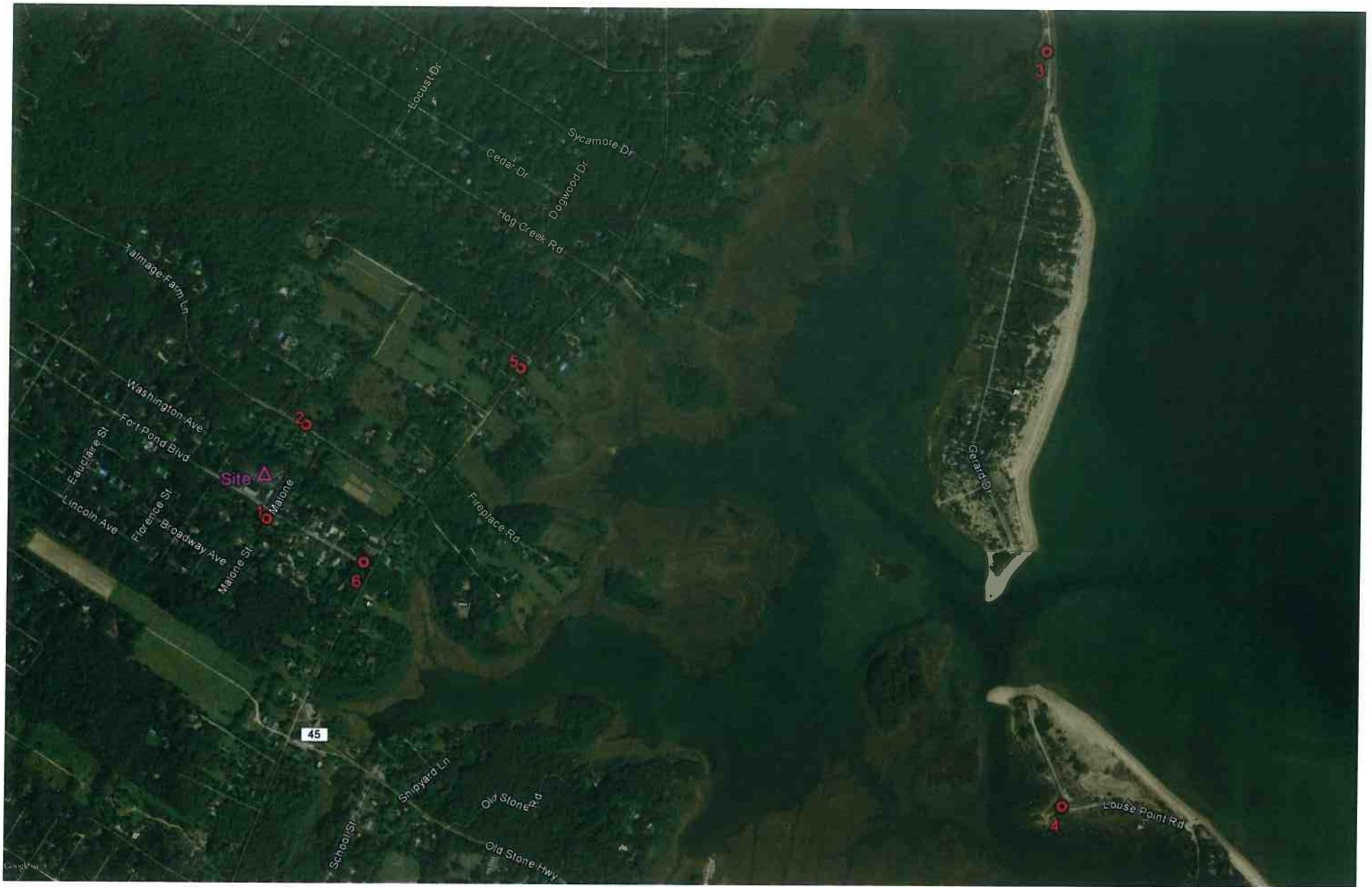


Photo by Creative Visuals LLC

View point 6 - from Fort Pond Boulevard



Computer simulated photo by Creative Visuals LLC



Locust Dr

Sycamore Dr

Cedar Dr

Dogwood Dr

Hog Creek Rd

Talmage Farm Ln

Washington Ave

Fort Pond Blvd

Eau Claire St

Lincoln Ave

Florence St

Broadway Ave

Malone St

Fireplace Rd

45

School St

Shipyard Ln

Old Stone Rd

Old Stone Hwy

Gerard St

Louise Point Rd

Site A

55

25

6

30

4

Existing view

View point 1 - from the intersection of Fort Pond Boulevard and Malone Street

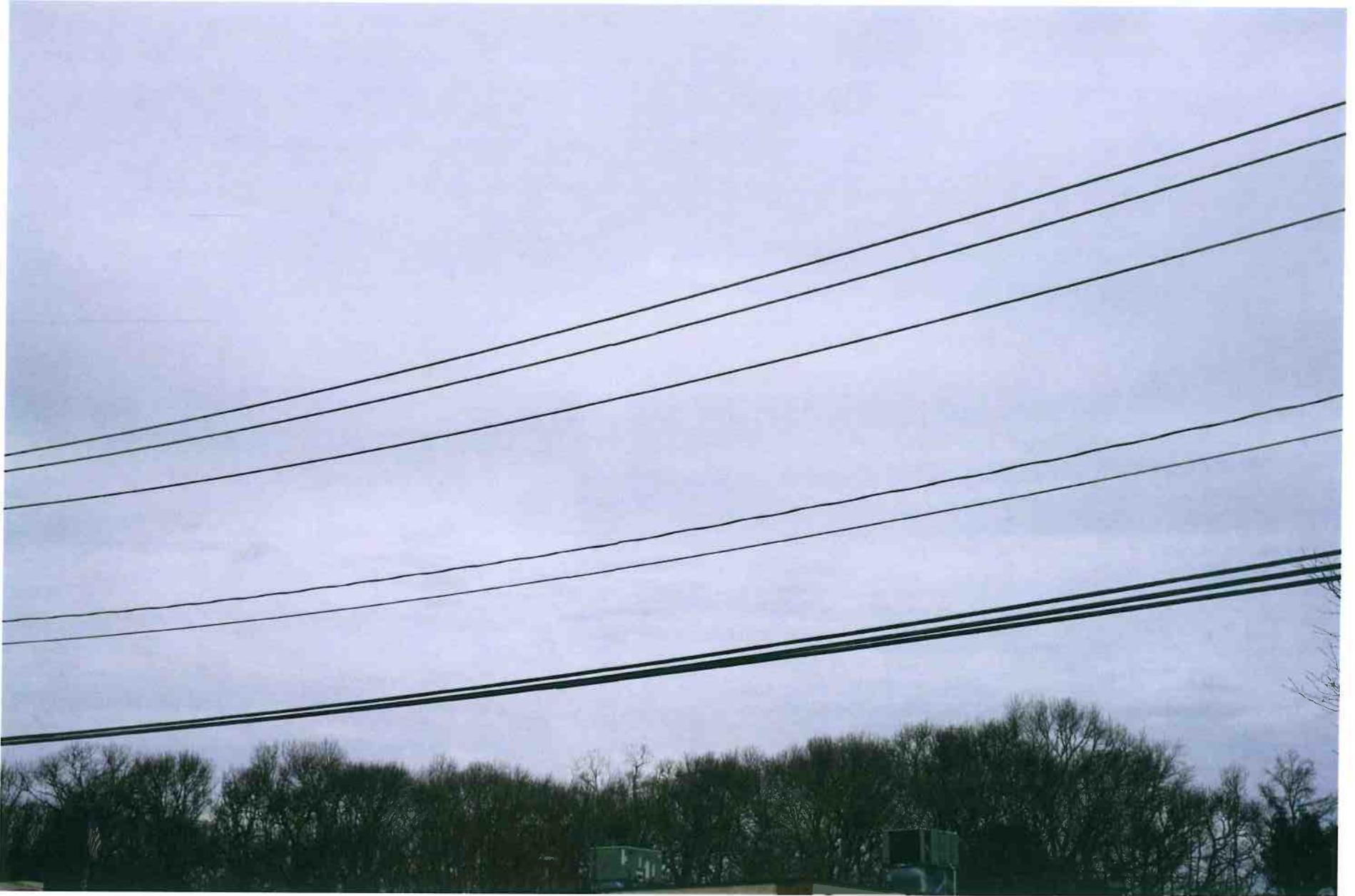


Photo by Creative Visuals LLC

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Computer simulated photo by Creative Visuals LLC

Existing view
View point 2 - from Talmage Lane



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View point 2 - from Talmage Lane



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Photo by Creative Visuals LLC

View point 3 - from near 216 Gerard Drive



Computer simulated photo by Creative Visuals LLC

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Computer simulated photo by Creative Visuals LLC

Existing view
View point 6 - from Fort Pond Boulevard



Photo by Creative Visuals LLC

View point 6 - from Fort Pond Boulevard



Computer simulated photo by Creative Visuals LLC



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

May 12, 2020

TO: Planning Board

FROM: Eric Schantz *ES.* *JS*
Senior Planner

RE: Emergency Services Communication Facility at Springs Fire Department
– Site Plan/Special Permit
SCTM#300-62-2-18.2
179 Fort Pond Boulevard

Last Review Date: December 18, 2019

Items and Date Received: Applicant submission; cover letter re: Ten (10) sets of Photosimulations, prepared by Creative Visuals, and dated February 26, 2020; Ten (10) sets of drawings prepared by Dewberry Engineering, Inc., and dated March 20, 2020 (Z-1 Cover Sheet), (Z-2 Site Plan, Notes & Requirements), (Z-3 Aerial Photograph), (Z-4 Compound Plan), (Z-5 Elevation Looking North), (Z-6 Elevation Looking South), (Z-7 Elevation Looking West), (Z-8 Elevation Looking East), (Z-9 Construction Details I), (Z-10 Construction Details II), (Z-11 Antenna & Equipment Details).

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The property contains a ~11,000 sq. ft. firehouse building, garage, shed, and various other minor accessory structures for the Springs Fire Department. It is zoned NB: Neighborhood Business and situated on Fort Pond Boulevard in Springs. It is mostly cleared of naturally-occurring vegetation with areas of deciduous woodlands mostly in the north corner of the site.

Pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 128 of the Town Code the proposed project is an unlisted action.

Issues for Discussion:

Visualizations

At the time of the initial review, as well as the subsequent meeting on December 18, 2019, the Board requested that additional visualizations from various points in the surrounding area be submitted.

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The Planning Board should review this document and determine if any additional visual information is required. If no additional information is needed at this time then it appears that the application is otherwise complete.

SEQRA

The Board should discuss whether or not the application presents the potential for a significant adverse environmental impact. Accordingly, a consensus over whether or not to make a negative declaration should be formed.

It is recommended that the Board consider the following questions which must be answered under SEQRA:

“Will the proposed action impair the character or quality of the existing community?”

“Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?”

As indicated in the submitted visualizations, the proposed tower would be visible from both the Springs Historic District and a Scenic Area of Statewide Significance (Accabonac Harbor Subunit).

Specific Special Permit Standards

The Board is reminded that the subject application is for an emergency services facility and not a Personal Wireless Services Facility (PWSF). As such, the specific special permit standards of section 255-5-50 of the Town Code do not apply.

Conclusion

In conclusion, the Board should determine if any additional information is required at this time. If no additional information is required then the Board should form a consensus on a SEQRA declaration.

ES

Planning Board Consensus

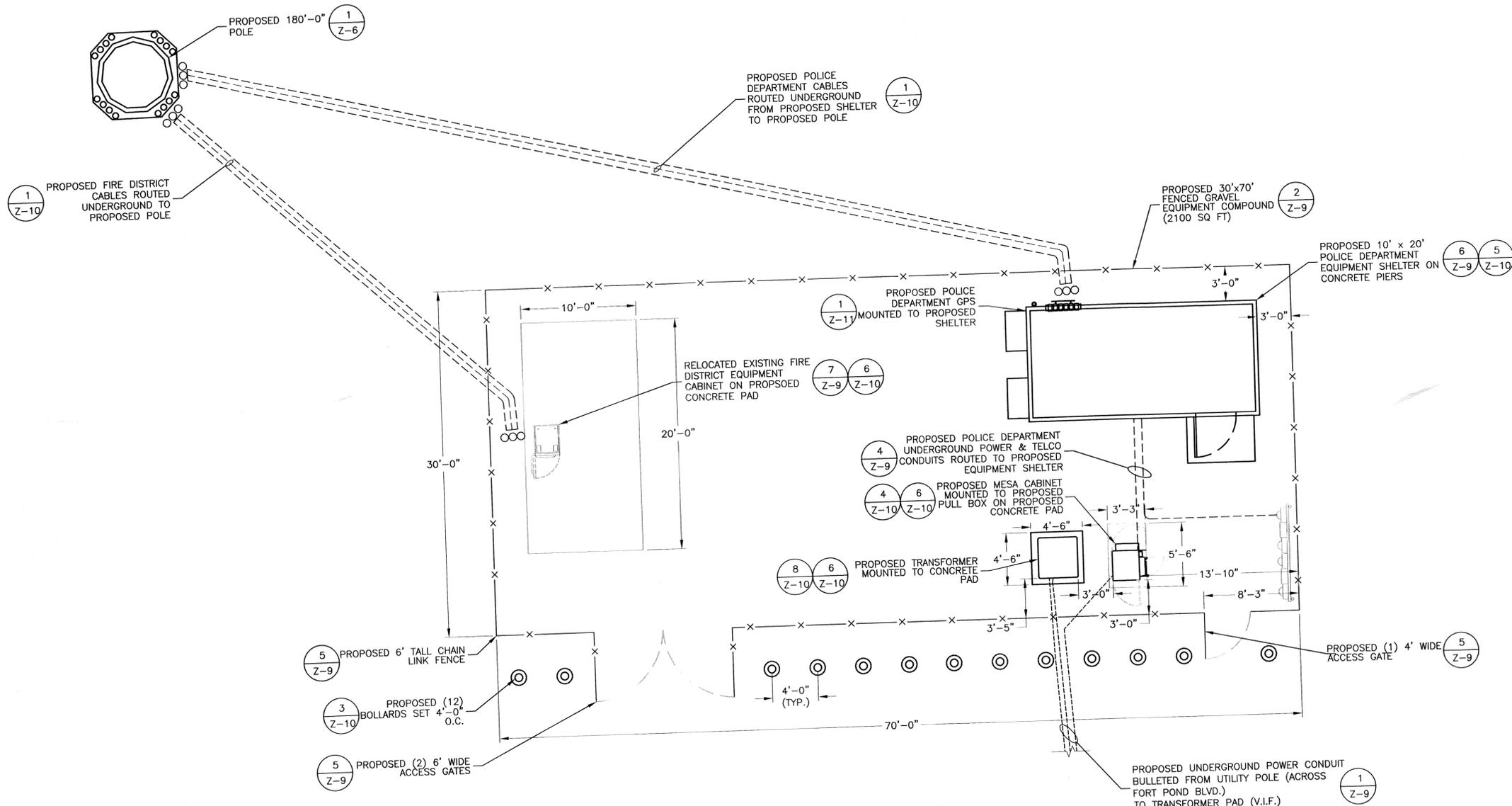
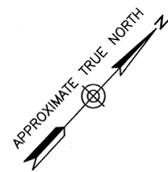
Is the application complete or is any additional information required at this time?

Additional comments: _____

Does the Board wish to make a negative declaration?

Additional comments: _____

Additional Board Comments:



COMPOUND PLAN
 SCALE: 1"=60' FOR 11"x17"
 1"=30' FOR 22"x34"



NOTE:
 1. ALL EQUIPMENT & EXISTING POLE ARE TO BE REMOVED OR RELOCATED TO NEW COMPOUND & EXISTING COMPOUND AREA TO BE RESTORED TO MATCH CONDITIONS PRIOR TO ITS CONSTRUCTION.

SPRINGS FIRE DISTRICT

ZONING DRAWINGS

10	03/20/20	REVISED PER COMMENTS
9	03/17/20	REVISED PER COMMENTS
8	03/11/20	REVISED PER COMMENTS
7	03/02/20	REVISED PER COMMENTS
6	02/25/20	REVISED PER COMMENTS
5	02/07/20	REVISED PER COMMENTS
4	01/10/20	REVISED PER COMMENTS
3	01/08/20	REVISED PER COMMENTS
2	11/19/19	REVISED PER COMMENTS

Dewberry[®]
 Dewberry Engineers Inc.
 600 PARSIPPANY ROAD
 SUITE 301
 PARSIPPANY, NJ 07054
 PHONE: 973.739.9400
 FAX: 973.739.9710

GREGORY NAWROTZKI, P.E.
 NEW YORK LICENSE NO. 097512

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

DRAWN BY:	BJR
REVIEWED BY:	JWS
CHECKED BY:	GHN
PROJECT NUMBER:	50070398
JOB NUMBER:	50078181
SITE ADDRESS:	

179 FORT POND BLVD
 EAST HAMPTON, NY 11937

SHEET TITLE
 COMPOUND PLAN

SHEET NUMBER

RECEIVED
 MAY 18 2020
 PLANNING BOARD

SPRINGS FIRE DISTRICT

ZONING DRAWINGS

10	03/20/20	REVISED PER COMMENTS
9	03/17/20	REVISED PER COMMENTS
8	03/11/20	REVISED PER COMMENTS
7	03/02/20	REVISED PER COMMENTS
6	02/25/20	REVISED PER COMMENTS
5	02/07/20	REVISED PER COMMENTS
4	01/10/20	REVISED PER COMMENTS
3	01/08/20	REVISED PER COMMENTS
2	11/19/19	REVISED PER COMMENTS

Dewberry

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EAST HAMPTON, NY 11937

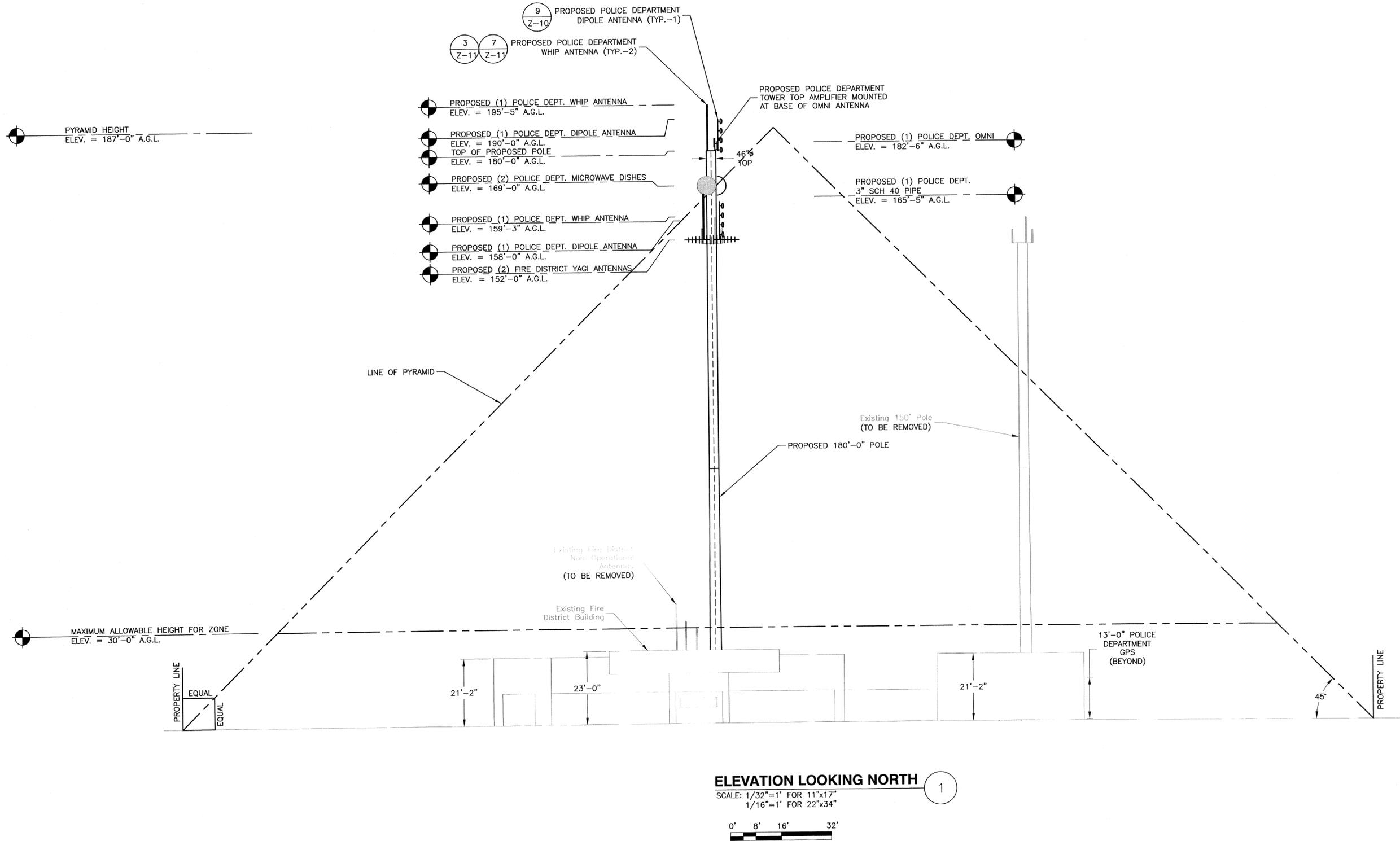
SHEET TITLE

ELEVATION LOOKING NORTH

SHEET NUMBER

Z-5

RECEIVED
MAY 8 2020
PLANNING BOARD





ELITE TOWERS L.P.
1 SOUTH DURKEE LANE
EAST PATCHOGUE, NY 11722

SPRINGS FIRE DISTRICT

ZONING DRAWINGS

10	03/20/20	REVISED PER COMMENTS
9	03/17/20	REVISED PER COMMENTS
8	03/11/20	REVISED PER COMMENTS
7	03/02/20	REVISED PER COMMENTS
6	02/25/20	REVISED PER COMMENTS
5	02/07/20	REVISED PER COMMENTS
4	01/10/20	REVISED PER COMMENTS
3	01/08/20	REVISED PER COMMENTS
2	11/19/19	REVISED PER COMMENTS



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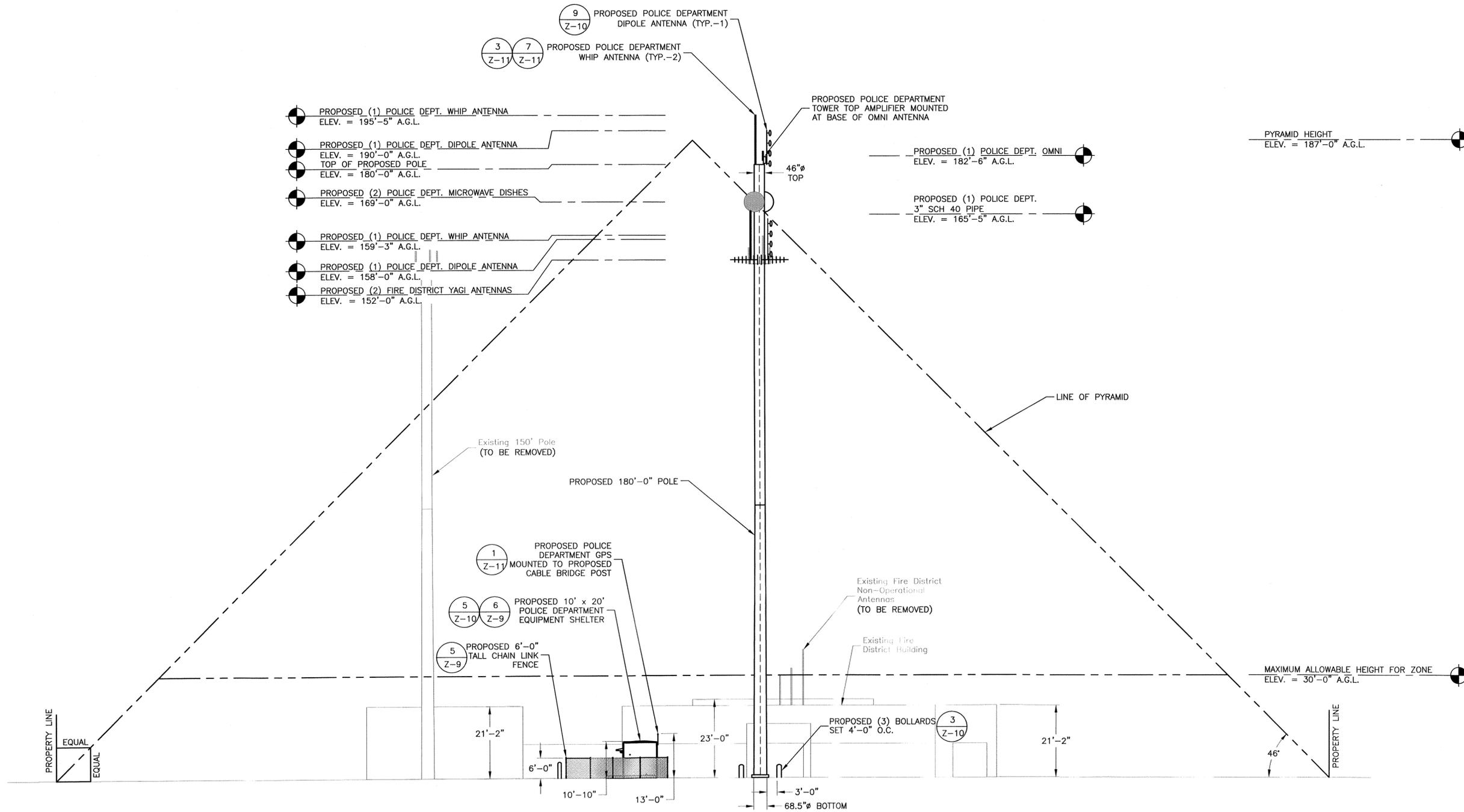
179 FORT POND BLVD
EAST HAMPTON, NY 11937

SHEET TITLE

ELEVATION LOOKING SOUTH

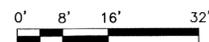
SHEET NUMBER

Z-6



ELEVATION LOOKING SOUTH

SCALE: 1/32"=1' FOR 11"x17"
1/16"=1' FOR 22"x34"



NOTE:
1. GARAGE STRUCTURE NOT SHOWN IN ELEVATION FOR CLARITY.

RECEIVED
MAY 8 2020
PLANNING BOARD

SPRINGS FIRE DISTRICT

ZONING DRAWINGS

10	03/20/20	REVISED PER COMMENTS
9	03/17/20	REVISED PER COMMENTS
8	03/11/20	REVISED PER COMMENTS
7	03/02/20	REVISED PER COMMENTS
6	02/25/20	REVISED PER COMMENTS
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4	01/10/20	REVISED PER COMMENTS
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2	11/19/19	REVISED PER COMMENTS



Dewberry Engineers Inc.
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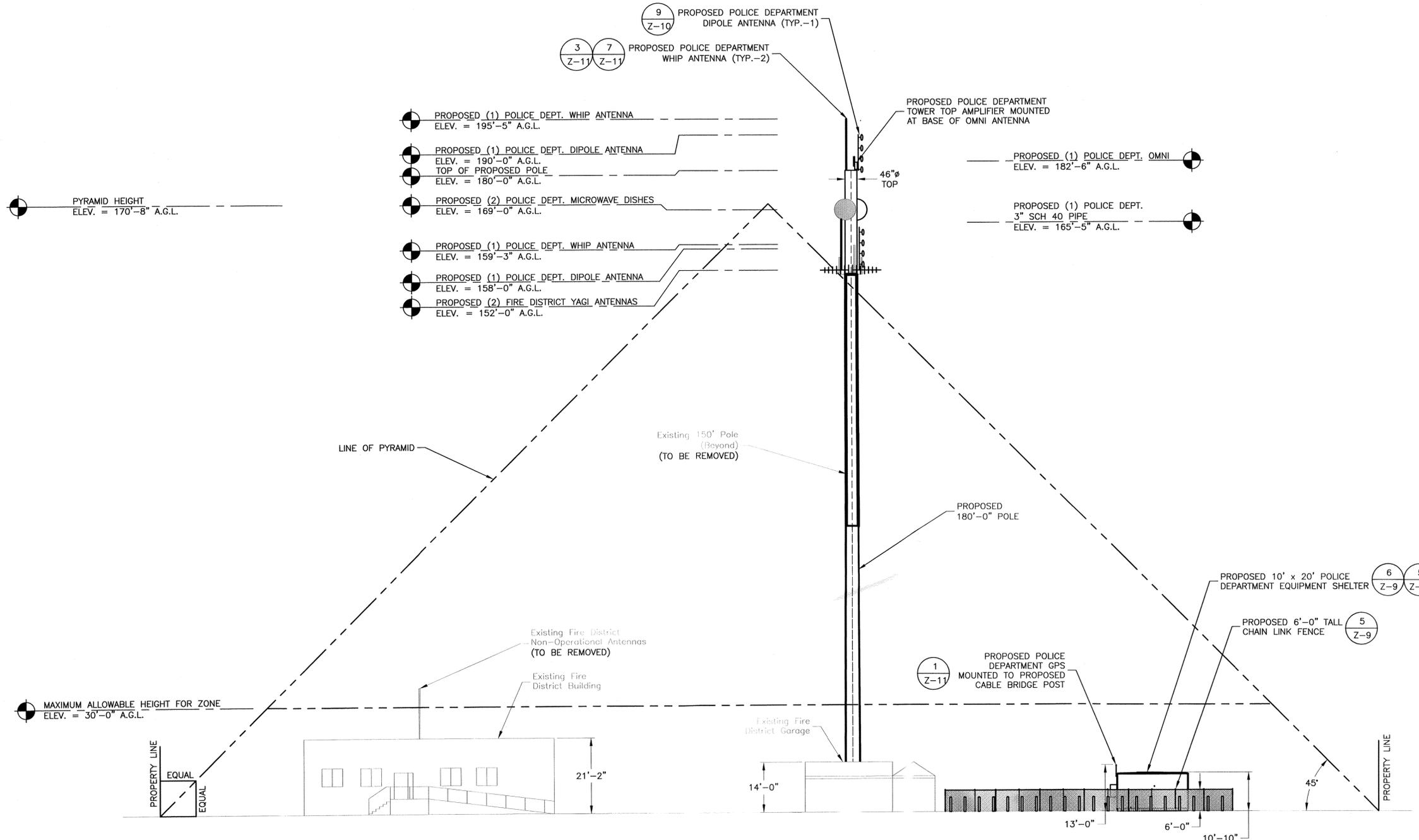
179 FORT POND BLVD
EAST HAMPTON, NY 11937

SHEET TITLE

ELEVATION LOOKING WEST

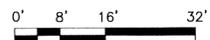
SHEET NUMBER

Z-7



ELEVATION LOOKING WEST

SCALE: 1/32"=1' FOR 11"x17"
1/16"=1' FOR 22"x34"



RECEIVED
MAY 8 2020
PLANNING BOARD

SPRINGS FIRE DISTRICT

ZONING DRAWINGS

10	03/20/20	REVISED PER COMMENTS
9	03/17/20	REVISED PER COMMENTS
8	03/11/20	REVISED PER COMMENTS
7	03/02/20	REVISED PER COMMENTS
6	02/25/20	REVISED PER COMMENTS
5	02/07/20	REVISED PER COMMENTS
4	01/10/20	REVISED PER COMMENTS
3	01/08/20	REVISED PER COMMENTS
2	11/19/19	REVISED PER COMMENTS



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710



GREGORY NAWROTZKI, P.E.
NEW YORK LICENSE NO. 097512
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

DRAWN BY:	BJR
REVIEWED BY:	JWS
CHECKED BY:	GHN
PROJECT NUMBER:	50070398
JOB NUMBER:	50078181
SITE ADDRESS:	

179 FORT POND BLVD
EAST HAMPTON, NY 11937

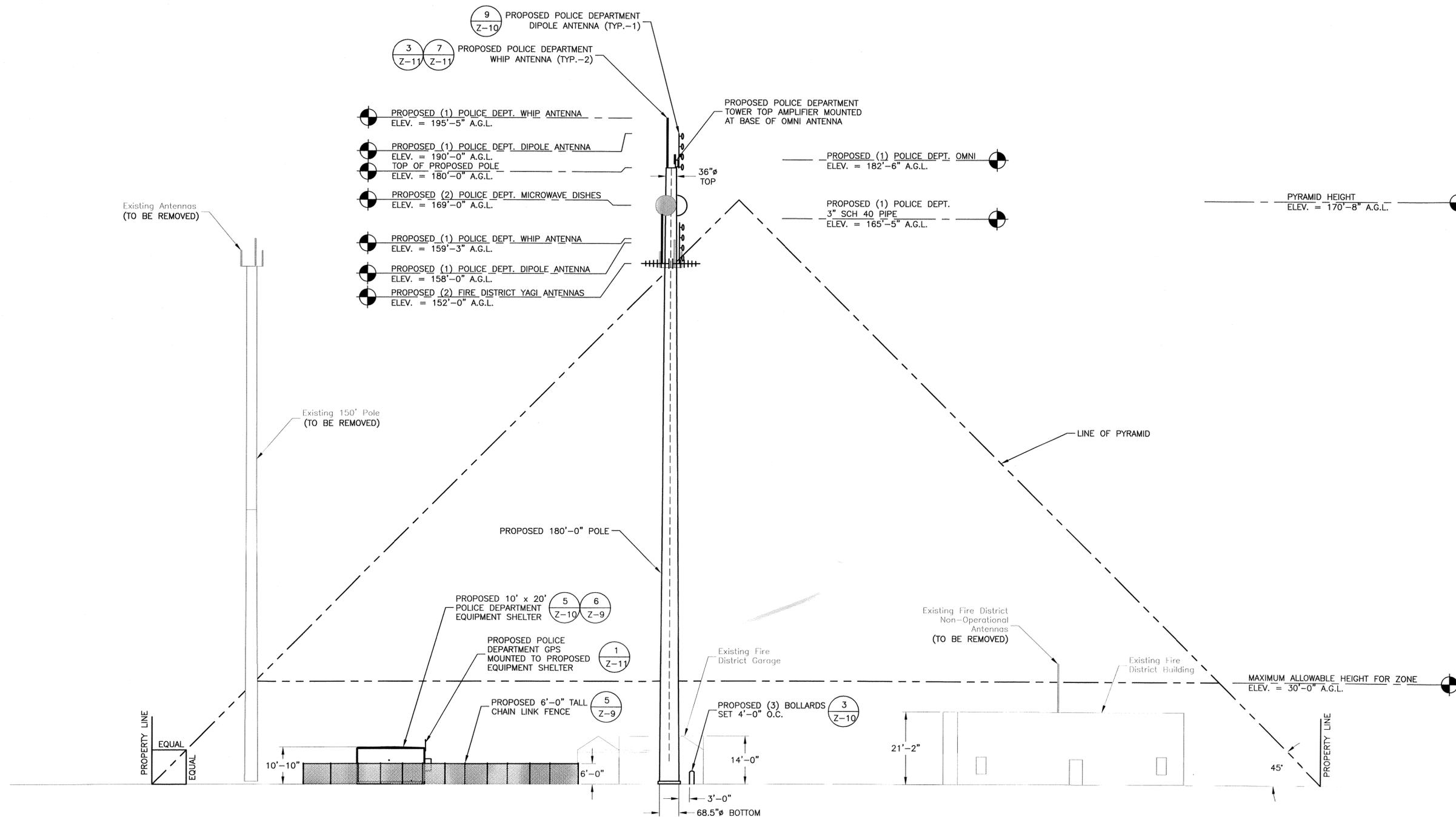
SHEET TITLE

ELEVATION LOOKING EAST

SHEET NUMBER

Z-8

RECEIVED
MAY 8 2020
PLANNING BOARD



ELEVATION LOOKING EAST
SCALE: 1/32"=1' FOR 11"x17"
1/16"=1' FOR 22"x34"
0' 8' 16' 32'

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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 walkway?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

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.

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.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM



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

SITE PLAN/SPECIAL PERMIT EVALUATION

Blue Line Coffee
SCTM#300-049-4-2
App#: 0520200010

Prepared by: Marco Wu, Planner *MW JP*

Date: 03/12/2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED: Following Received (03/03/2020)

- Site Plan/Special Permit Application
- Land Survey dated (02/27/2020) prepared by Jeffrey W. Haderer of Twin Forks Land Surveying
- Site Plan dated (02/24/2020) prepared by John F. Barylski, PE

B. DATE SUBMITTED: March 3rd, 2020

C. OWNER: Gabrielle Constanzo/Long

D. APPLICANT/AGENT: Paul Davis

E. SCHOOL DISTRICT: Montauk

F. STREET NAME: 786 Montauk Highway

G. TYPE OF STREET: State

H. ZONING DISTRICT: CB: Central Business

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: Architecture Review Board, Office of Fire Prevention

2. DESCRIPTION OF PROJECT

A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE: Retail

B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE: 1st Floor Retail,
2nd Floor Apartment

C. ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE? Retail: Permitted

D. AREA OF PARCEL (SQUARE FEET): 3,551 sq. ft.

E. MOST RECENT CERTIFICATE OF OCCUPANCY: 2/1/16 – C.O.

31093 (12693, 44624) – JOHN W. KRONUCH – TWO-STORY, MASONARY, “TYPE M” BUILDING WITH RETAIL ON FIRST FLOOR, ONE (3) THREE BEDROOM APARTMENT HAVING ONE KITCHEN ONLY ON SECOND FLOOR AND ONE STORY GARAGE ALL ERECTED PRIOR TO THE ADOPTION OF ZONING.

7/20/18 - C.O 33984 (66180) - SHAMU LLC - NEW SIX FOOT AND EIGHT INCH BY THREE FOOT DOOR AND CHANGE TWO (2) EXISTING WINDOWS INTO ONE LARGE WINDOW FOUR FEET AND FIVE AND A HALF INCHES BY FOUR FEET AND FIVE AND A HALF INCHES. (SCANNED)

- F. DESCRIPTION OF EXISTING STRUCTURES:** Commercial Building with Living Space; Two retail store on the 1st floor (2,747 sq. ft.), Apartment on the 2nd floor and Storage area on the Basement of (460) sq. Ft.
- G. DESCRIPTION OF PROPOSED STRUCTURES:** N/A
- H. EXISTING & PROPOSED LOT COVERAGE:**
Existing: 2,747 sq. ft. (77.4%), Proposed: N/A
- I. EXISTING & PROPOSED TOTAL COVERAGE:**
Existing: 2,014 sq. ft. (56.7%), Proposed: N/A
- J. HEIGHT OF PROPOSED STRUCTURES:** N/A
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
- L. NUMBER OF EXISTING PARKING SPACES:** Two
- M. NUMBER OF PARKING SPACES REQUIRED:** See issues for discussion
- N. TOTAL PARKING SPACES PROVIDED:** See issues for discussion
- O. VARIANCES REQUIRED:** See issues for discussion
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion
- Q. DISTANCE TO PUBLIC WATER:** Roughly 75 ft.
- R. SOURCE OF WATER SUPPLY:** Public
- S. TYPE OF SANITARY SYSTEM:** See issues for discussion
- T. ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:**
None are depicted
- U. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** See issues for discussion
- V. NUMBER OF ACCESS POINTS:** Six (6) one of which is a sliding door
- W. IS SIGHT DISTANCE ACCEPTABLE?** Yes
- X. IS THE PROPOSAL ADA COMPLIANT?** See issues below

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)

- Existing Basement Storage Floor Plan
- Existing North & West Elevation Plan
- Proposed North & West Elevation Plan
- Lighting Plan
- Landscape Plan
- Sanitary Plan

4. **SITE ANALYSIS:**
- A. **SOIL TYPE:** BgA
 - B. **FLOOD HAZARD ZONE:** Zone X
 - C. **DESCRIPTION OF VEGETATION:** Cleared
 - D. **RANGE OF ELEVATIONS:** (19)
 - E. **NATURE OF SLOPES:** Flat
 - F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A
 - G. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
 - H. **ARE THERE TRAILS ON SITE?** No
 - I. **DEPTH TO WATER TABLE:** N/A
 - J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
 - K. **AGRICULTURAL DATA STATEMENT REQUIRED:**
 - L. **IS THE SITE CONTAINED WITHIN:**

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

Other Background Information:

Site plan application has been made to construct an additional (312) sq. ft. of retail space via repurposing half of the building's one story garage. The project proposes a walkup ATM, a new façade with sliding windows, sliding window doors, new awnings, and light fixtures on the Eastern side, 3 new light wells, a redesigned basement with 3 storage rooms, an aluminum fence with an access door along the western side, and new garage doors on the Southern side. The intended use of the expanded retail space is to sell and rent scooters and watersports accessories. The site is located in downtown Montauk in a Central Business zoning district. The site predates the implementation of Chapter 255 of Zoning adopted 1984 and is considered a nonconforming lot. It is worth noting that the existing building coverage is 2,014 sq. ft. (56.7%) whereas the allowable building coverage is 1,776 sq. ft. (50%) for Central Business zoning. No additional building coverage is proposed.



786 Montauk Hwy (Northern Side)



786 Montauk Hwy (Eastern Side)



786 Montauk Hwy (Southern Side)- sidewalk in right of way

Issue: Floor Plans

Certain floorplans were not submitted yet at the time of review. It is recommended that the applicant submit existing basement floorplans, and North/East facing elevation plans.

Clarification will be required for the proposed pedestrian doors that shown on the floor plans as being within the new garage doors. An elevation drawing of this side of the building may help clarify this.

The proposed floor plan for the first floor appears to be a hybrid of both the first and second floor and not to clearly show all the uses on either the first or second floor. Floorplan drawings appear to indicate that the second floor contains existing retail space. However, according to the latest C.O. (Certificate of Occupancy), the building is to have an existing apartment on the second floor, a first floor retail, and a 1 story garage. A floor plan of the proposed uses for each floor including the square footage of each use should be provided.

The first floor plan indicates that part of the existing garage will remain. The applicant should clarify how this portion of the garage will be utilized.

In the site plan dated October 26, 2015 prepared by Twin Forks Land Surveying, the plans indicate a proposed awning along the Northern side. It is noted that the awnings have already been installed and were approved by the ARB.

Fire Marshall Comments: ADA

The applicant's Floor Plan requires clarification regarding the three newly proposed entrances, two in the garage doors, and the sliding glass door along the Eastern side. Chief Fire Marshall David Browne has noted that under the NYS Building code, at least (60%) of all public entrances shall be accessible. The Chief Fire Marshall has also noted

that the plans depicted 3 new entry doors do not appear to be handicapped accessible. Should the applicant submit details demonstrating the entrances are ADA accessible, they will gain ADA compliance.

Issue: Parking

The site plan indicates that there are two existing parking spaces on the lot. The lot currently has insufficient parking given the square footage of its retail space, and apartment. Under 255-11-45 of the Town Code, a minimum of 1 space per 180 sq. ft. of retail space, and a minimum of 1 space for the apartment are required. The proposed conversion of the garage to retail space reduces the amount of parking available on the site. The increase of 312 sq. ft. in retail space will require an additional 2 parking spaces. It does not appear that the applicant can utilize fees in lieu of parking (\$15,000 per parking space) as it cannot be demonstrated that a design for two additional spaces that meet the standard requirements can fit within site. Therefore, a variance from the Zoning Board of Appeals would be necessary.

Lighting

Introductory lighting pictures have been submitted in the application. However, no specific lighting details from the manufacturer were submitted as required by the Planning Board. It is recommended that the applicant submit manufacturer's lighting specification sheets and a key to the lighting plan that provides lumen levels, Kelvin levels, mounting height, and type of housing, from the manufacturer of their lighting proposals. Hours of operation of exterior lighting should also be included.

Landscaping

No existing or proposed landscaping plans have been submitted in the application at the time of submission. It is worth noting that an existing shrub currently resides in front of one of the newly proposed sliding windows. Given the height of the proposed windows and the shrub, it is likely the shrub will be removed. The Planning Department recommends that landscaping be proposed in order to soften the exterior appearance of the building.

Architectural Review Board (ARB)

The proposed project will require the approval of the ARB and an application should be submitted to this agency as soon as possible if the applicants have not already done so. The application has proposed a new façade for their expanded retail space and walk-up ATM along the Eastern side. In addition, proposed sliding glass doors will alter a significance portion of the building's exterior. The new façades will require review from the ARB to ensure appropriate community character.

Sanitary System

No existing or proposed sanitary plans have been submitted for the application at the time of submission. The expanded retail space will increase the sanitary flow on the lot and therefore appears to trigger the requirement for an upgraded sanitary system in following 210-3-2 Subsection B, part (5) of the Town Code.

In addition to the conditions provided for in Subsection A, for all the following circumstances, the sanitary systems installed must be, or the current sanitary system must be upgraded to, a low-nitrogen sanitary system as defined in § 210-1-4:

(5) All nonresidential properties that require site plan review pursuant to § 255-6-30B(2), (4) or (5).

255-6-30 B. (4) Any other activity or land use which increases the occupancy limits of a building or increases site parking requirements.

Given the age of the lot, it's highly likely the sanitary system is not a low-nitrogen septic system. It is noted that there is limited space in which to locate a new low-nitrogen septic system. Existing and proposed sanitary flow calculations based on the square footage of the various uses and the existing and proposed sanitary system need to be depicted on the site plan.

Suffolk County Department of Health Services (SCDHS)

The application has indicated that roughly half of the 1-story garage will be used in the proposal for expanded retail. The expanded retail space will increase the sanitary flow of the lot which will require additional approval from the Suffolk County Department of Health Services. The applicants are encouraged to submit an application to this agency as soon as possible if they have not already done so.

SEQRA

The project is a (Type II) Action pursuant to SEQRA and Chapter 128 of the Town Code.

Title of Plans

None of the plans submitted contain the title of the project. Revised plans that provide this information need to be submitted. All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Planning Board Consensus

Should the applicant provide floorplans for the existing basement and proposed first and second floors, and the existing and proposed North/East facing elevation plans?

Additional comments: _____

Should the applicant address the lack of ADA access from the proposed entrances along the South and East?

Additional comments: _____

Should the applicant propose landscaping for the site?

Additional comments: _____

Should the applicant provide parking calculations on the site plan?

Additional comments: _____

Should the applicant submit existing and proposed sanitary system details and flow calculations for their proposal?

Additional comments: _____

Should the applicant submit lighting plans with details as described above.

Additional comments: _____

Should the applicant revise the plans to reflect the title of the site plan?

Additional comments: _____

Additional Board Comments:
