

1. June 24, 2020 Agenda

Documents:

[0624.PDF](#)

2. Site Plan Review - Home Sweet Home

Documents:

[HOME SWEET HOME SP13070120200619112331.PDF](#)

3. Old Filed Maps - Cohen

Documents:

[COHEN UR MODIFICATION13075620200619150508.PDF](#)

4. Old Filed Maps - Kinsella

Documents:

[KINSELLA UR MODIFICATION13075220200619145759.PDF](#)

5. Public Hearing - Hellman Hangar Site Plan Special Permit

Documents:

[HELLMAN HANGAR SPH.PDF](#)
[HALLMAN HANGAR SP.PDF](#)
[HELLMAN HANGAR LIGHTING \(3\).PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

June 24, 2020

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

Cohen – 136 Town Lane – EH-17, URP #4, 6
Kinsella – 36 Edwards Avenue – EH-17, URP #16

East Hampton
East Hampton

PUBLIC HEARINGS:

Hellman Hangar Site Plan/Special Permit

Krug/Wainscott

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
June 24, 2020**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

Home Sweet Home

Cunningham/Wu/Wainscott

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

OLD FILED MAPS:



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

Home Sweet Home

SCTM#300-197-2-16 & 300-192-2-3.2

App#:

Prepared by: Marco Wu, Planner *MW JAO*

Date: June 17, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED: Following Received (04/17/2020)

- Site Plan/Special Permit Application
- Land Survey dated (02/07/2020) prepared by Gregory S. Gallas of Gallas Surveying Group
- Floor Plans and Elevations dated (03/11/2020) prepared by Frank G. Relf of Frank G. Relf Architect, P.C.
- Site Plan dated (02/19/2020) prepared by Marc Pilotta, PE

B. DATE SUBMITTED: April 13, 2020

C. OWNER: Home Sweet Home Moving & Storage Co., Inc

D. APPLICANT/AGENT: Matthews, Kirst & Cooley, PLLC c/o Brian E. Mathews

E. SCHOOL DISTRICT: Waincott

F. STREET NAME: 342 Montauk Highway

G. TYPE OF STREET: State

H. ZONING DISTRICT: CI: Commercial Industrial

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: Unlisted Non-Nuisance Industry (self-storage facility)

B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE: Warehouse

C. ARE THE EXISTING & PROPOSED USES PERMITTED OR

SPECIAL PERMITTED BY THE TOWN CODE? Permitted

- D. AREA OF PARCEL (SQUARE FEET):** 41,208 sq. ft.
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:** 10/28/16 - C.O. 32041 (61753) - HOME SWEET HOME MOVING AND STORAGE - 1448 SQ. FT. ADDITION, 578 SQ. FT. CONCRETE PLATFORM, 974 SQ. FT. CONCRETE SLAB, 221 SQ. FT. LOAD PLATFORM, 2591 SQ. FT. ROOF OVER PRE EXISTING CONCRETE PAVEMENT AT EXISTING COMMERCIAL BUILDING.
- F. DESCRIPTION OF EXISTING STRUCTURES:** Four (4) individual storage buildings, one with an addition, with covered concrete area at center of complex
- G. DESCRIPTION OF PROPOSED STRUCTURES:** N/a
- H. EXISTING & PROPOSED LOT COVERAGE:** 27,810 sq. ft. 67.5%
- I. EXISTING & PROPOSED TOTAL COVERAGE:** 35,114 sq. ft. 85.2%
- J. HEIGHT OF PROPOSED STRUCTURES:** N/a
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/a
- L. NUMBER OF EXISTING PARKING SPACES:** 6 plus 1 ADA compliant parking space
- M. NUMBER OF PARKING SPACES REQUIRED:** See issues for discussion
- N. TOTAL PARKING SPACES PROVIDED:** Seven (7)
- 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:** @ Montauk Highway
- 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?** Not provided
- V. NUMBER OF ACCESS POINTS:** See issues for discussion
- W. IS SIGHT DISTANCE ACCEPTABLE?** To be determined
- X. IS THE PROPOSAL ADA COMPLIANT?** See issues for discussion

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

4. SITE ANALYSIS:

- A. SOIL TYPE:** CuB: Cut and fill land, gently sloping
- B. FLOOD HAZARD ZONE:** X
- C. DESCRIPTION OF VEGETATION:** 100% Cleared
- D. RANGE OF ELEVATIONS:** 31 ft. – 33ft.
- E. NATURE OF SLOPES:** Flat to gently sloping
- 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:** Not provided
- J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
- K. **AGRICULTURAL DATA STATEMENT REQUIRED:** N/a
- L. **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

Other Background Information:

Site Plan application has been made to convert an existing commercial warehouse into a self-storage facility. The proposed plans seek to add additional floors to existing structures increasing the gross floor area from 27,810 square feet to 55,678 square feet. As illustrated in the Site Plan, Area A remains a single floor; Areas B, C, and D will add an additional floor doubling their square footage including space for an elevator; Area E will add an additional two floors for the installation of an elevator and lobby; Area F remains a single floor; and Area G add an additional two floors. The project contains approximately (465) self-storage units of various sizes. The parcel is located in Wainscott on the corner of Georgica Drive and Montauk Highway. It is zoned CI: Commercial Industrial and is 100% cleared of native vegetation.

As the Board may remember, other Site Plans have been submitted recently at this location, specifically T-Mobile Northeast LLC @ Home Sweet Home Wainscott. This plan was approved and will have some changes on the current application that will be discussed below.



Home Sweet Home (facing Montauk Highway)



Home Sweet Home (facing Montauk Highway)



Home Sweet Home (facing Georgica Drive)



Home Sweet Home (end of Georgica Drive)

Issue: Prior Site Plan

As noted, a prior Site Plan involving the installation of cellular service equipment will make changes to the currently proposed Site Plan for self-storage units. This change is located on the Northern side of the building where a proposed outdoor staircase and trash enclosure are located. With the approval of the prior Site Plan, the staircase and trash enclosure will not be built due to the installation of cell service equipment.

The Board may wish to request the applicant submit Site Plans reflecting their alterations and address their replacements due to their prior plan.

Issue: Parking

There are currently no defined parking requirements for a self-storage facility. However, there have been recent Site Plan approvals of self-storage facilities that provide a general sense of minimum parking. The Twin Forks Moving and Storage Site Plan provided (13) spaces for roughly 79,000 sq. ft. of “mini – storage”, around 1 space per 6,000 sq. ft. The mentioned application stated that 2 or 3 people will be in the office during 9AM to 5PM Monday to Friday. Similarly, the Snyder Phased Commercial Site Plan provided (11) spaces and a handicap space for roughly 20,000 sq. ft. of self-storage, around 1 space per 1,600 sq. ft. It was noted that Snyder Commercial will have no on-site employees.

In contrast, Home Sweet Home proposes (6) spaces and a handicap space for 55,678 sq. ft., or 1 space per 7,954 sq. ft. The application has a designated office area, so there will be some form of staff working on-site full time. While there are loading docks located in the middle with parking space available, it does not appear that it is intended for patrons and is instead for the parking and offloading of company vehicles.

Both Twin Forks and Snyder Phased Commercial are located in relatively low-traveled locations whereas Home Sweet Home is located on the highest-volume traffic area of Town which is Montauk Highway.

In addition to the loading docks located in the middle of the site, an additional (2) are located along the Western side next to Georgica Drive and these docks appear to provide the main loading and unloading areas for the self-storage units. An important detail to keep in mind is that the loading docks on the Western Side currently operate close to the right of way of Georgica Drive and that loading and unloading will likely necessitate parking in the street right of way. A combination of the neighboring gas station and increased commercial activity of Home Sweet Home may cause potential conflicts in traffic flow. In addition, patrons may be inclined to temporarily park their vehicles on the side should the parking lot be at maximum capacity.

ADA Comments pending

The Planning Department is currently waiting to receive comments from Chief Fire Marshall David Browne regarding the ADA accessibility of the proposed Site Plan.

ADA Corridor concerns

The Planning Department has raised the question of whether or not the aisles proposed in the Sections A, B, C, D, and G will be ADA compatible for individuals using wheelchairs due to their narrowness. Corners and bends may be difficult to navigate for those individuals and also patrons with large packages. The Planning Department has reached out to the Fire Department regarding this concern and is awaiting response.

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 Chapter 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 greatly increased square footage for commercial activity will increase the sanitary flow of the lot to some degree. The change in sanitary flow and sanitary systems 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 already done so.

Landscaping

The location of existing landscaping remains mostly the same however the applicant has proposed replacing the majority with other types. A mix of 18"-24" high Feather Reed Grass, 24"-30" high Inkberry, and 24"-30" high Anthony Waterer Spiraea has been proposed along the front of the building facing Montauk Highway. The Planning Department recommends that the applicant use Bayberry (*Myrica pennsylvanica*), a native plant, instead of the Waterer Spiraea.

It appears that the applicant is proposing to replace the existing landscaping along Georgica Drive with a mixture of 18"-24" high Feather Reed Grass, 24"-30" high Inkberry, and six 4'-5' high Skyrocket Juniper. Upon a site visit the existing landscaping located in between the loading docks was shown to be mature Junipers well over 6 feet high. That specific area is to be replaced with Feather Reed Grass and Inkberry's that only be approximately 24" at planting and will not be as tall upon maturity. The Planning Department recommends that the existing evergreen shrubs in this area be retained so as to provide better visual buffering of the metal sided building. The applicant should clarify their motivation for replacing the existing Junipers.



Home Sweet Home Landscaping (along Georgica Drive)

Lighting

The applicant has submitted a lighting plan including a key to the proposed fixtures that indicates that lighting will be fully shielded and at the maximum of 3000 Kelvin. The Planning Department recommends that the applicant submit specification sheets from the manufacturer's website or brochure to substantiate the specifications.

An area of concern are the lighting fixtures proposed along the loading docks along the Western side. The applicant proposes the use of LED lights under the roofed portions that raise the foot candle levels above the Board's lighting policy recommended levels of five (5) foot candles for active entrances. The smaller loading dock reaches upwards of nine (9) foot candles whereas the larger one has multiple areas over ten (10) foot candles. The manufacturer's specification sheets will be needed to verify that these fixtures are fully shielded.

Given the close proximity of the loading docks to Georgica Drive, there will be some light that spills over onto the road. The lighting plan shows that the light levels in Georgica Drive, near the two loading docks, will be 2.1 and 3.4 foot candles. §255-1-80 C. of the Town Code provides that no light source shall be visible beyond the property line including from roadways and the Board's lighting policy call for 0.1 foot candles at the property line.

The mounting height for ten (10) of the fixtures is 16' 6" and 16' 9", whereas the Town Code requires that light fixtures be mounted at the lowest practical height with a goal of mounting no greater than 12'. It is noted that there are second and third floor exterior staircases that may require lighting. In other areas, the mounting height should be revised. The fixtures should be depicted on the elevation drawings so that the location can be determined.

Some of the light fixtures appear to be associated with proposed signs on the building. This lighting is in the purview of the Architectural Review Board and not the Planning Board and therefore should be removed from the lighting plan.

The key to the lighting plan should be revised to include the method of control. Motion controls are the most consistent with the Board's lighting policy. If timers or manual switches are proposed, the hours of operation should be indicated in the key, with lighting being shut off no later than one hour after the close of business.

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 applicant has proposed the installation of two-story tall window panes on the Southwestern corner of their building in addition to an overhang for the smaller loading dock. These windows will greatly alter the exterior community character of the building. The smaller loading dock which will have the new overhang is currently using a garage door and will be replaced with what appears to be pedestrian glass doors that will not be ADA accessible due to the loading dock stairs. Additionally, leading up to the smaller loading dock is a proposed concrete sidewalk. This sidewalk will be built within the easement surpassing the lot line of the property. The applicant has also proposed new signage on the Western side and on the front of the building facing Montauk Highway. The signage differs to the existing signs and their appearances will require approval from the ARB. In addition, elevation plans and artist's renditions of the project indicate that there will be new stone/concrete bricks along the base of the building and on the Southern side for the new landscaping area. Given the location of the Site on Montauk Highway, the Board may wish to discuss sending comments to the ARB.

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.

Title of Plans

The Site Plan and Landscape & Lighting Plan should be revised to reflect the name that the application was filed under, Home Sweet Home.

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 address the removal of the northernmost staircase and trash enclosure due to a prior site plan?

Additional comments: _____

Should the applicant address the level of parking given its increased use in a high traffic area?

Additional comments: _____

Should the applicant submit sanitary plans including the sanitary flows of existing and proposed sanitary systems?

Additional comments: _____

Should the applicant address the proposal to remove existing mature landscaping and with a replacement that will have a lower height at planting and upon maturity?

Additional comments: _____

Should the applicant revised the lighting plan as discussed above and provide manufacturer specification sheets?

Additional comments: _____

Should the Board send comments to the ARB regarding the exterior changes of the Site Plan?

Additional comments: _____

Additional Board Comments:



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

June 24, 2020

To: Planning Board

From: Marco Wu, Planner *MW* *JF*

Re: Cohen UR Map Modification 136 Town Lane, East Hampton, NY

The Planning Board approved a Lot Line Modification (Cohen-Tepper) by resolution dated June 10, 2020.

As a condition of the approval an Urban Renewal Modification is required. The applicants has submitted an application for this modification. The Planning Board should review the attached the Existing and Proposed UR Maps and form a consensus on whether or not to send comments to the Town Board of East Hampton who will ultimately need to approve the requested UR Map modification.

Planning Board Comments:

Additional comments: _____



Adopted by Planning Board: June 24, 2020

Old Filed Map Modification: Cohen 136 Town Lane East Hampton, NY

WHEREAS, application has been submitted for modification of Urban Renewal Map #501,

Sheet EH-17, URP # 4, 6, in the Old Filed Map Subdivision Montauk Villa Park – East Hampton

SCTM #300-167-003-3, 14, 15, 16, & 17

URBAN RENEWAL MAP NUMBER

OLD FILED MAP MODIFICATION

UR Map #501, Montauk Villa East Hampton
Block#10

UR Map#501 Montauk Villa East Hampton
Block#10

URP# 4, Lots 17-23
URP# 6, Lots 1-11

URP# 4, Lots 17-23 & 1-2
URP# 6, Lots 3-11

WHEREAS, the Planning Board discussed the application and found it to be satisfactory.

RESOLVED, the Planning Board recommends the Town Board approve this modification.

BE IT FURTHER RESOLVED, except for the above modifications the map is reaffirmed
in all other respects.



- LEGEND**
- #10 URBAN RENEWAL PARCEL NUMBER
 - 3 LOT NUMBER
 - ACCESS POINT, BUILDING PARCEL
 - ROADS TO BE IMPROVED 50' R. O. W. REQUIRED
 - RIGHT - OF - WAY TO BE ABANDONED
 - BUILDINGS: BUILDING PERMIT ISSUED
 - 2 BLOCK NUMBER
 - TAX MAP BUILDING PARCEL
 - SUBSTANDARD LOTS TO BE COMBINED
 - FIRE CISTERN LOCATION
- 1 in = 100 ft

APPLICANT:

Cohen-Tepper

Existing Old Filed Map Study

MAP NO. 501

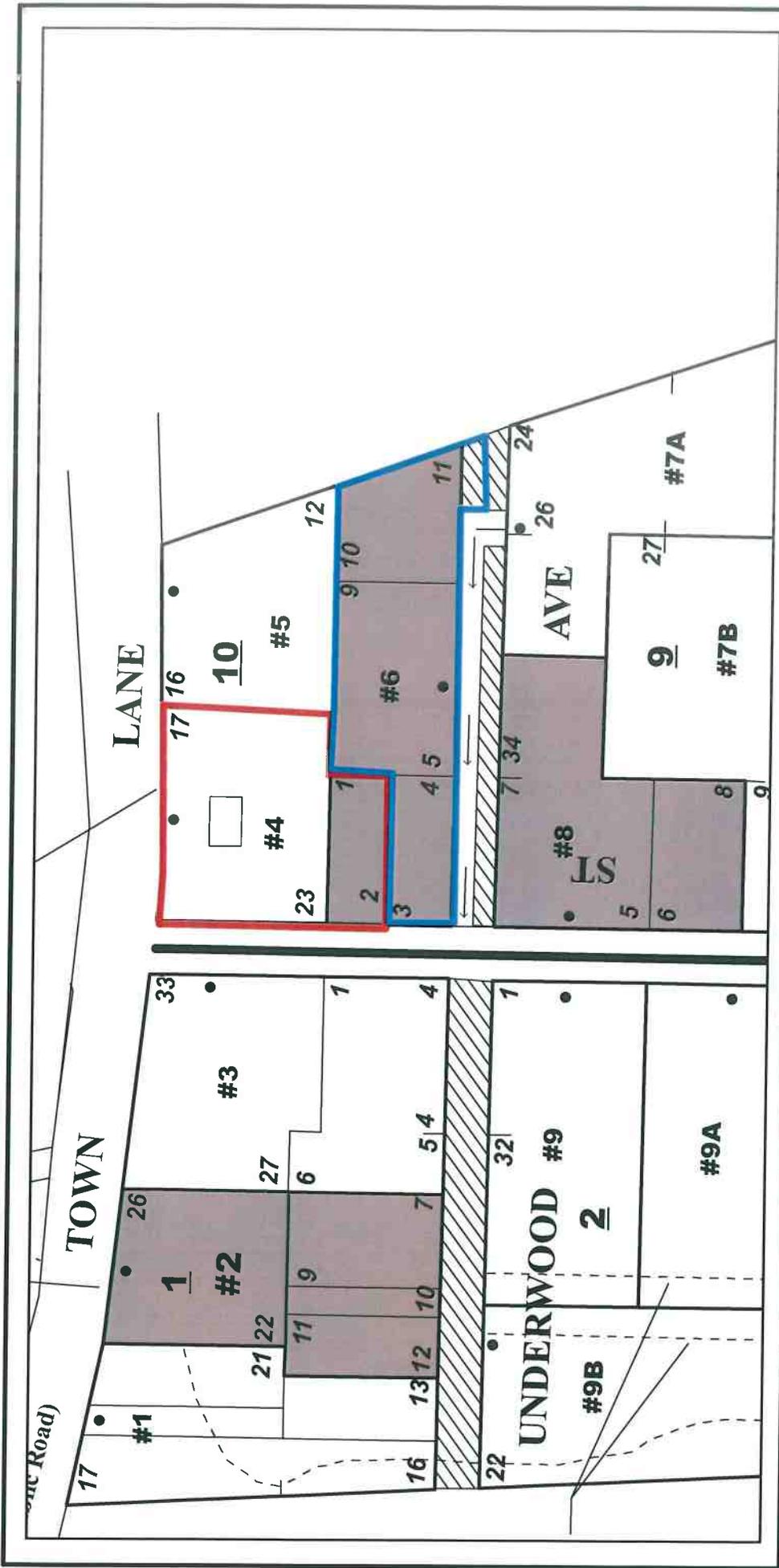
Montauk Villa Park

EH - 17

DATE: June 17, 2020

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Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York



LEGEND

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- TAX MAP BUILDING PARCEL
- SUBSTANDARD LOTS TO BE COMBINED
- FIRE CISTERN LOCATION

1 in = 100 ft

APPLICANT:

Cohen-Tepper

DATE: June 17, 2020

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Proposed Old Filed Map Study
MAP NO. 501
Montauk Villa Park
EH - 17



Town of East Hampton

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

Planning Department
JoAnne Pahlwul, Director, AICP
Fax (631) 324-1476

Telephone (631) 324-2178

June 24, 2020

To: Planning Board

From: Fabiha Mubassirah, Planner

FM JAP

Re: Kinsella (Renco) Subdivision- Modification of Urban Renewal Map
SCTM: #300-167-4.1.2,1.3,1.4 & 1.5

The Planning Board approved a Subdivision Waiver by resolution dated November 11, 2017. As a condition of the approval of the subdivision waiver an Urban Renewal Modification is required. The applicants has submitted an application for this modification.

The only changes to this UR Map are that a cul-de-sac is being proposed at the end of Edwards Ave, from which Block #11, URP #15 and Block #12, URP #16D, the two easternmost properties will now take access from this cul-de-sac. In addition to that, the unopened road sections at the eastern end of Edwards Ave and the portion of Middle Highway between Edwards Ave and Thomas Ave will be designated as “to be abandoned” to match the approved Road and Drainage Plan. This portion of Middle Highway is not needed for access to any lot. The Board should discuss this abandonment of the part of Edwards Ave and Middle Highway to bring consistency with other plans and modify the map accordingly.

Planning Board Consensus:

Additional comments: _____

Additional Board Comments:



Adopted by Planning Board: June 24, 2020

Old Filed Map Modification: Kinsella (Renco) Subdivision- Modification of Urban Renewal Map

WHEREAS, application has been submitted for modification of Urban Renewal Map #501,

Sheet EH-17, URP # 16, in the Old Filed Map Subdivision Montauk Villa Park – East Hampton

SCTM: #300-167-4-1.2, 1.3, 1.4 & 1.5

URBAN RENEWAL MAP NUMBER

OLD FILED MAP MODIFICATION

UR Map #501, Montauk Villa Park East Hampton
Block#12, URP#16A, 16B, 16C, 16D Lots 1-61

UR Map#501 Montauk Villa Park East Hampton
Block#12, URP#16A, 16B, 16C, 16D Lots 1-61

SCTM# 300-167-4-1.2, 1.3, 1.4 & 1.5

SCTM# 300-167-4-1.2, 1.3, 1.4 & 1.5

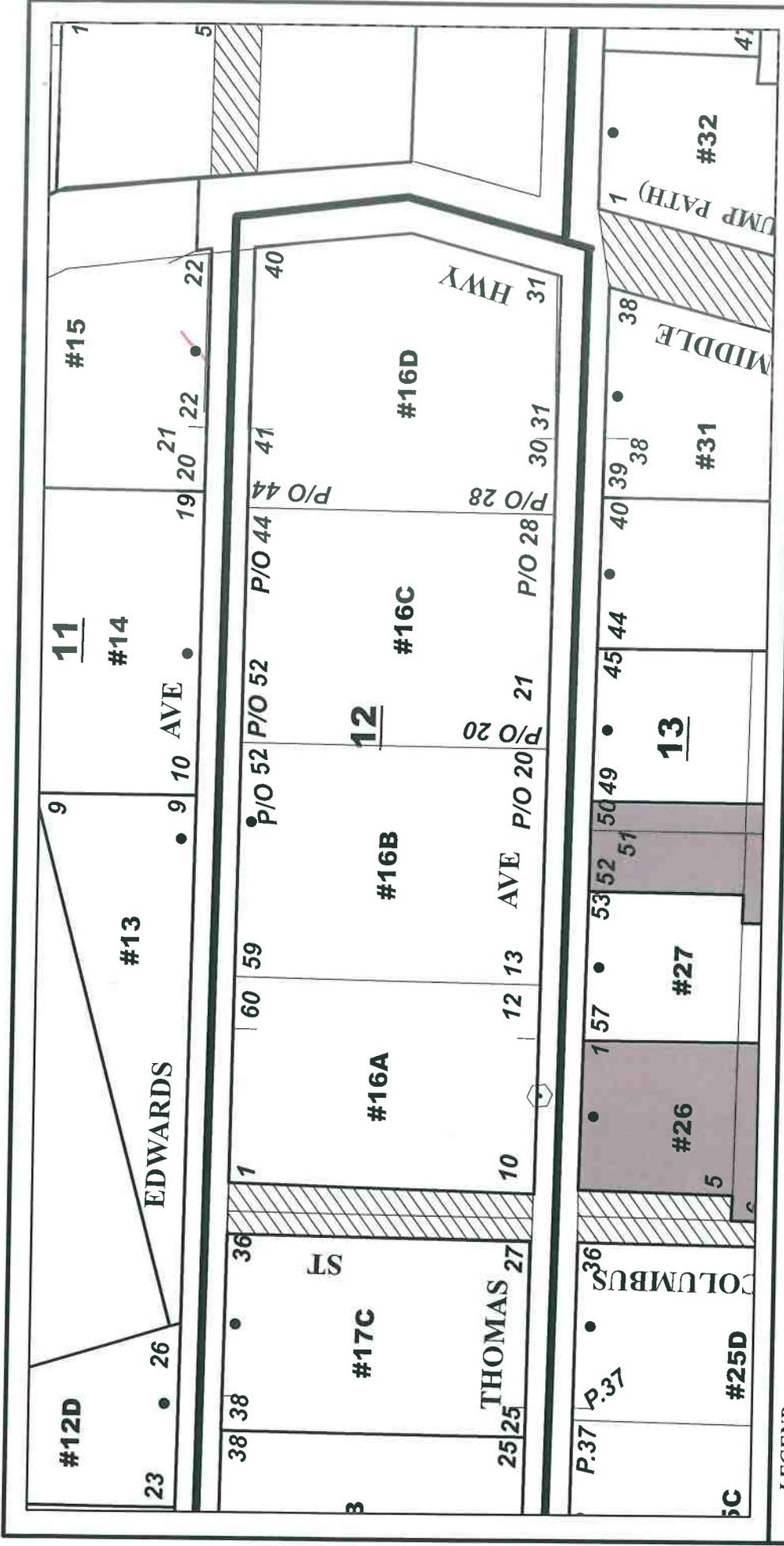
Change of access point to UR Map #501, Montauk Villa Park East Hampton, Block #12, URP #16D and Block #11, URP #15.

Edwards Ave is now a through street running from Royal Street to Middle Highway. The proposal is to terminate Edwards Ave in a cul-de-sac approximately 170' west of Middle Highway and to abandon this easterly portion of Edwards Ave. The proposal is also to abandon Middle Highway between Edwards Ave and Thomas Ave.

WHEREAS, the Planning Board discussed the application and found it to be satisfactory.

RESOLVED, the Planning Board recommends the Town Board approve this modification.

BE IT FURTHER RESOLVED, except for the above modifications the map is reaffirmed in all other respects.



LEGEND

- #10 URBAN RENEWAL PARCEL NUMBER
- 3 LOT NUMBER
- ACCESS POINT, BUILDING PARCEL
- ROADS TO BE IMPROVED 50' R. O. W. REQUIRED
- RIGHT - OF - WAY TO BE ABANDONED
- BUILDINGS; BUILDING PERMIT ISSUED
- 2 BLOCK NUMBER
- TAX MAP BUILDING PARCEL
- SUBSTANDARD LOTS TO BE COMBINED
- FIRE CISTERN LOCATION

1 in = 100 ft



Prepared by
THE TOWN OF EAST HAMPTON
 Suffolk County, New York

APPLICANT:

Gene Kinsella II

DATE: February 26, 2018
 Suffolk County Real Property Tax Service
 COPYRIGHT 2017, 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.)

Existing Old Filed Map Study
MAP NO. 501
SCTM #300-167.000-0004-001.000
Montauk Villa Park
EH - 17

PUBLIC HEARING NOTICE

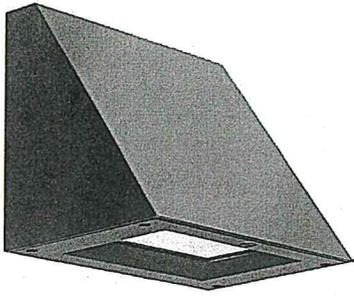
NOTICE IS HEREBY GIVEN that a public hearing will be held before the East Hampton Town Planning Board on Wednesday, June 24, 2020, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider said application. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTVEH.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 24, 2020, or within one (1) week of posting of the transcript on the Town's website, whichever is later, for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@hamptonny.gov and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business on July 24, 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 Hellman Hangar 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 Daniels Hole Road, Wainscott and is situate in an A-5 Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-181-2-6 (179 Daniels Hole Road). 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 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 available for inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: June 3, 2020

Samuel Kramer, Chairman



WEDGE2 LED

Architectural Wall Sconce

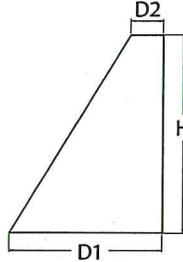
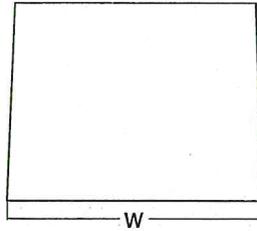


Catalog Number
Notes
Type

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			
	P3 ¹	P3SW	35K 3500K	VW	480 ³	
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K 4000K			
	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



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 Rev. 03/31/20

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PLANNING BOARD

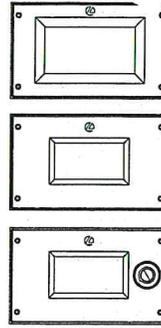
Accessories

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



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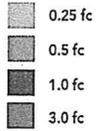
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WDGE2 LED
Rev. 03/31/20

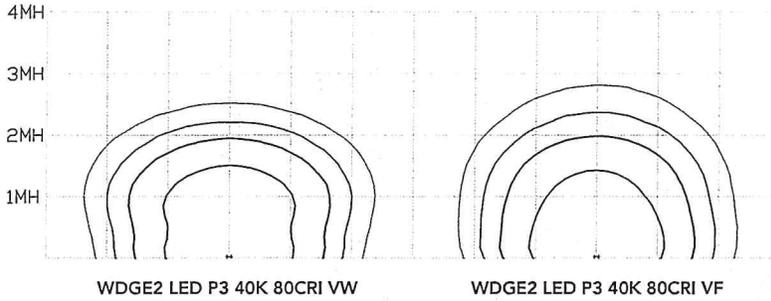
Photometric Diagrams

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



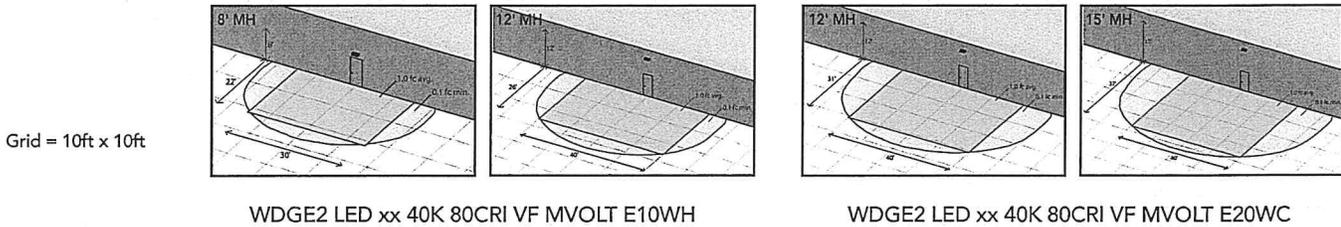
Emergency Egress Options

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 90minutes.

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

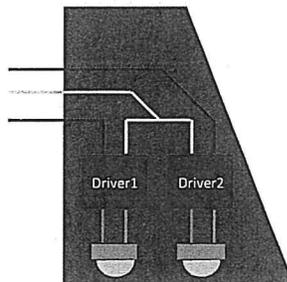
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



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)

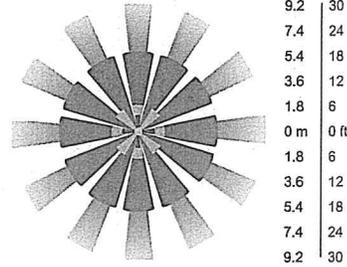
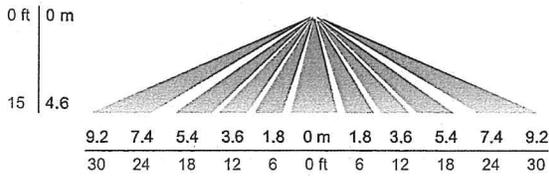
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing 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.

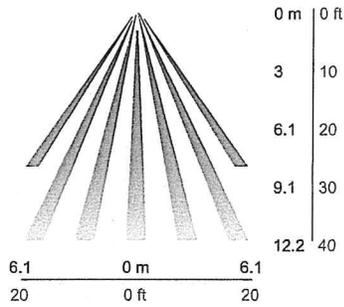
PIR

HIGH VIEW

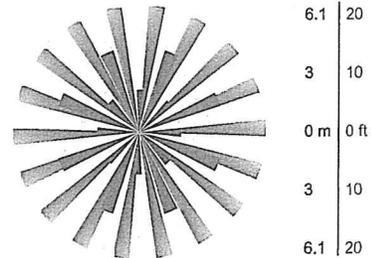


PIRH

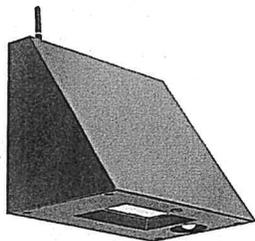
SIDE VIEW



TOP VIEW

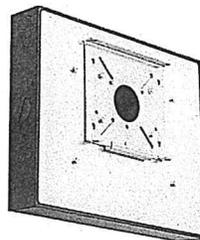


Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of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



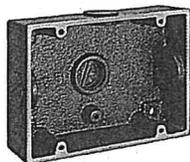
**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

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



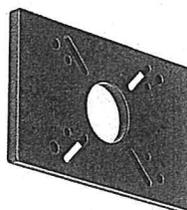
PBBW – Premium Back Box

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 WEDGE 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 WEDGE 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.