

1. July 22, 2020 Agenda

Documents:

[0722.PDF](#)

2. Site Plan - Verizon Wireless At Montauk Community Church PWSF

Documents:

[VERIZON WIRELESS AT MONTAUK COMMUNITY CHURCH SITE PLAN SP PWSF.PDF](#)

3. Site Plan - Fishcer Additions, Porch And Patio

Documents:

[FISCHER ADDITIONS PORCH AND PATIO SP.PDF](#)

4. Site Plan Review - 80 Firestone Bluff Crest Cottages

Documents:

[SITE PLAN 80 FIRESTONE RD13178220200717114533.PDF](#)
[BLUFF CREST COTTAGES RE-VEG PLAN.PDF](#)
[BLUFF CREST COTTAGES SURVEY.PDF](#)

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

Documents:

[EMERG SERVICE COMM FACILITY AT S13180420200717133908.PDF](#)

6. Site Plan Review - Freund 291 Springs Fireplace Road

Documents:

[FREUND - 291 SPRINGS FIREPLACE SUBMISSION - 6-25-2020.PDF](#)
[SITE PLAN FREUND 291 SPRING FIRE13178820200717122244.PDF](#)

7. Site Plan Review - Cucci

Documents:

[SITE PLAN J CUCCI13178620200717120739.PDF](#)

8. Other - Nick Cohen Artist Studio

Documents:

[ARTIST STUDIO NICH COHEN13180720200717140004.PDF](#)
[COHEN ARTIST STUDIO APPLICATION ADDENDUM.PDF](#)
[COHEN ARTIST STUDIO FLOORPLAN REVISED.PDF](#)
[COHEN PORTFOLIO ADDENDUM.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

July 22, 2020

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

New Cingular Wireless (AT&T) at
St. Peter's Chapel PWSF

Denial

Parsons/Springs

Verizon Wireless at
Montauk Community Church PWSF
Fischer Additions, Porch and Patio

Modification
Extension of Time

McCobb/Montauk
Cortese/Montauk

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
July 22, 2020**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

80 Firestone – Bluff Crest Cottages
Emergency Service Communications
Facility at Springs Fire District
Freund-291 Springs Fireplace Road
Cucci

Cortese/Frank/Montauk

Cortese/Springs/Schantz
Krug/Schantz/East Hampton
Cortese/Schantz/East Hampton

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

Nick Cohen Artist Studio

Parsons/Pahwul/East Hampton

OLD FILED MAPS:

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

In the Matter of the Application

of

**RESOLUTION
AMENDING
APPROVAL**

**VERIZON WIRELESS AT MONTAUK COMMUNITY CHURCH SITE
PLAN/SPECIAL PERMIT PERSONAL WIRELESS SERVICE FACILITY
SCTM#300-49-2-13**

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: Personal Wireless Service Facility approved by resolution dated March 11, 2020

PROPERTY LOCATION: 850 Montauk Highway, Montauk

PROPOSED AMENDMENT: To correctly identify the height of the screening enclosure as 6' 11" as noted on the approved plans as opposed to 6' in height as noted in the original resolution of approval.

MODIFICATION AS APPROVED: To change Section A.3 (description of proposed work) and Section G.3 (description of approved work) to state:

“To construct a new Personal Wireless Service Facility (PWSF) consisting of: six (6) antennas, nine (9) remote radio heads, three (3) GPS units and associated cabling and equipment to be situated atop an existing church bell tower and concealed by a 6' 11" tall screening enclosure.

REASONS SUPPORTING MODIFICATION: This modification merely corrects a scrivener's error in the original resolution. The plans approved by both the Planning Board and the Architectural Review Board reflect the correct proposed height of 6' 11"

APPROVED PLAN AS MODIFIED: N/A

CONDITIONS TO MODIFICATION: N/A

DATED: July 22, 2020

cc: Simone M. Freeman, Esq.
Amato Law Group, PLLC
666 Old Country Road, Suite 901
Garden City, NY 11530

Planning Department
Building Inspector

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

In the Matter of the Application

of

**EXTENSION
OF TIME**

**FISCHER ADDITIONS, PORCH AND PATIO
SITE PLAN
SCTM #300-17-1-10**

ADOPTED: ____/____/____

1. By resolution adopted August 25, 2010, and subsequently modified February 9, 2011, and extended June 27, 2012, June 26, 2013, August 6, 2014, June 10, 2015, May 11, 2016, and April 19, 2017; (the "Resolution"), the Planning Board granted site plan approval to the above-mentioned application, subject to various conditions.

2. By form dated received April 24, 2020, Britton Bistran, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a certificate of occupancy and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution in one-year increments within which to obtain a building permit, or until August 9, 2020.

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

DATED: July 22, 2020

cc: Britton Bistran
P.O. Box 2756
Amagansett, NY 11930

Planning Department
Building Department



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul
Director

Telephone (631) 324-2178
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SITE PLAN INITIAL EVALUATION

80 Firestone Road
SCTM#300-017-01-05
80 Firestone Road, Montauk
App # A0520160034

Prepared by: Brian Frank, Chief Environmental Analyst *BA*

Date: July 16, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

A cover letter from Joel Halsey dated 4/21/20, stamped received 4/24/20
Site Plan prepared by George Walbridge Surveyors, PC revised, 4/13/20;
Building plans prepared by Stelle Lomont Rouhani Architects (21 pgs.),
revised 10/19/18; stamped received 4/24/20
LaGuardia Design Landscape plan (sheet L3.1), dated 9/15/16, stamped
received 4/24/20

B. DATE SUBMITTED: April 24, 2020

C. OWNER: 80 Firestone LLC

D. APPLICANT/AGENT: Joel Halsey

E. SCHOOL DISTRICT: Montauk

F. STREET NAME: Firestone Road

G. TYPE OF STREET: Private

H. ZONING DISTRICT: Resort (RS)

I. SEQRA - TYPE OF ACTION: Unlisted

J. INVOLVED AGENCIES: Architectural Review Board, Suffolk County
Department of Health Services (SCDHS), Zoning Board of Appeals

K. OTHER REVIEW: Office of Fire Prevention, Suffolk County Planning
Commission

2. DESCRIPTION OF PROJECT

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

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

C. ARE THE EXISTING & PROPOSED USES PERMITTED OR

SPECIAL PERMITTED BY THE TOWN CODE? Special permit/special permit.

- D. AREA OF PARCEL (SQUARE FEET):** 48,478 sq. ft. (total); 41,679 sq. ft. as defined by the Town Code
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:**
6/15/15-C.O 30465 (5348) - BONZO'S BUNGALOWS INC - FOUR (4) 392 SQ. FT. RESORT MOTEL UNITS WITH 112 SQ. FT. WOOD DECK CONTAINING EACH ONE KITCHEN.
- F. DESCRIPTION OF EXISTING STRUCTURES:** See above
- G. DESCRIPTION OF PROPOSED STRUCTURES:** Four separate resort units as described in more detail below
- H. EXISTING & PROPOSED LOT COVERAGE:** Existing: 4% (1,670 sq. ft.), proposed: 9.86% (4,110 sq. ft.)
- I. EXISTING & PROPOSED TOTAL COVERAGE:** Existing: 13.7% (5,695 sq. ft.), proposed: 23.3% (9,679 sq. ft.)
- J. HEIGHT OF PROPOSED STRUCTURES:** approximately 20' above grade
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** 1
- L. NUMBER OF EXISTING PARKING SPACES:** Undefined
- M. NUMBER OF PARKING SPACES REQUIRED:** 1.25 per bedroom (5 total)
- N. TOTAL PARKING SPACES PROVIDED:** 7
- O. VARIANCES REQUIRED:** A variance from § 255-11-88 is required to permit four (4) separate resort structures (units) where transient motel standards require resort units to be located in multiple unit structures.
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** A lighting plan has not yet been submitted
- Q. DISTANCE TO PUBLIC WATER:** Approximately 117' southeast of property at Fleming Road
- R. SOURCE OF WATER SUPPLY:** Public water proposed
- S. METHOD OF WASTE DISPOSAL:** Fuji Clean CEN7 On Site Wastewater Treatment System
- T. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** Yes
- U. NUMBER OF ACCESS POINTS:** 2
IS SIGHT DISTANCE ACCEPTABLE? To be determined

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

See issues for discussion below

4. SITE ANALYSIS:

- A. SOIL TYPE:** Montauk loamy sand, sandy variant, 15-35% slopes (MnE), Bridgehampton silt loam, till substratum, 6-12% slopes (BhC), Beaches (Bc)
- B. FLOOD HAZARD ZONE:** VE and X flood zones

- C. **DESCRIPTION OF VEGETATION:** Extensively cleared landward of the bluff crest, densely vegetated with a mix of native and invasive shrubs and vines near and seaward of the bluff crest.
- D. **RANGE OF ELEVATIONS:** 2' – 43' above sea level (asl)
- E. **NATURE OF SLOPES:** gently sloping landward bluff crest, steeply sloped along portions of the northern lot line
- F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** tidal and freshwater
SETBACK FROM ANY WETLAND OR WATER BODY: >150'
- G. **ARE THERE TRAILS ON SITE?** No
- H. **DEPTH TO WATER TABLE:** greater than 28'
- I. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
- J. **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	Yes
Town Community Preservation Fund List	No
Scenic Area of Local Significance	Yes
Suffolk County designated Pine Barrens	No
South Fork Special Groundwater Protection Area	No
Town Overlay District	Yes

Other Background Information:

Property History and Physical Setting

The property is currently improved with four 392 sq. ft. motel units with 112 sq. ft. of decking constructed pursuant to a 1967 building permit. The improvements appear to be served by a private well in the western portion of the property. The current sanitary system appears to be two cesspools located roughly in the center of the property. The property is located along the northeastern shoreline of Fort Pond Bay within the Montauk Downs Scenic Area of Local Significance. The adjoining properties to the north and south are also in the Resort zoning District. Firestone Road is an unpaved private road and the properties on the east side of Firestone Road are in an A-Residential zoning district. The property appears to have been acquired by the current owner in July 2015.

An application to demolish the existing structures and construct three separate resort units, each with a swimming pool, patio and roof deck, was the subject of Planning Board discussion in October, 2016. That application has been revised as described below. Since that time the property appealed the location of the bluff crest, which had been identified by the Natural Resources and Planning Departments along a portion of the northern side yard lot line dating back to 1989. The Zoning Board determination, filed 11/11/17, was a 2-2 default denial to overturn the Principal Building Inspector. Pursuant to an Article 78 filed by the applicant, the Supreme Court in Suffolk County annulled the

Board's determination, resulting in the bluff crest location depicted on the above referenced survey. Copies of the Zoning Board determination, Court determination or other documents can be provided to the Planning Board upon request.

Description of Proposed Improvements

The application proposes the demolition of all of the existing improvements and the construction of four separate resort units. Each unit is proposed to consist of a 662 sq. ft. unfinished basement, 600 sq. ft. first floor, 578 sq. ft. patio, 668 sq. ft. roof deck and hot tub. The application also proposes a 4' x 37' staircase from the bluff crest to the shoreline which will require a Natural Resources Special Permit from the Zoning Board of Appeals and Coastal Erosion Hazard Area and Tidal Wetland permits from the New York State Department of Environmental Conservation (NYSDEC).

Issues for Discussion:

Compliance with Special Permit Standards for Resort Units

Section 255-5-50 (Specific standards and safeguards) sets forth four minimum criteria for the Resort Special Permit use:

(1) There shall be no less than 7,260 square feet of lot area devoted exclusively to the resort use for each dwelling unit. [Amended 3-16-1985 by L.L. No. 8-1985]

(2) The average maximum number of bedrooms shall not exceed 2.25 per unit in any proposal, and in no case shall there be more than three bedrooms in any unit.

(3) The maximum habitable floor area of any dwelling unit shall not exceed 1,200 square feet, and the minimum shall be 450 square feet. The average such area for all units on the site shall not exceed 1,000 square feet.

(4) Every provision contained in Subsections (4) and (5) of the subsection entitled "Transient Motel" in § 255-11-88 of this chapter shall apply to this special permit. No special permit shall issue unless it is determined that all of the conditions in said provisions can be met and will be adhered to by the proposed resort use.

The proposed units appear to comply with the first three requirements. The four resort units require 29,040 sq. ft. of lot area devoted to the resort use and the property contains 41,679 square feet. Each unit shows one bedroom on the floor plans comprising 600 sq. ft.

Subsection (4) of 255-11-88 states:

All units shall be in multiple-unit structures, and the site shall not be subdivided for the purpose of creating individual lots or sites for the creation of single-family residences or units.

The site plan shows a separate unit layout, with each unit having its own accessory structures. In a 10/29/19 Interpretation issued at the request of the applicant, the Principal Building Inspector confirmed that that Transient Motel units "*shall be in*

multiple unit structures.” The applicant has indicated their intent to apply for a Variance from the Zoning Board from this Special Permit requirement.

The Planning Department notes that resort units and transient motels are only allowable within Resort zoning districts in the Town and Resort zoning districts are relatively limited. One of the purposes of requiring that resort units be within multiple unit structures was to ensure that the units were utilized to support the motel industry and not in separate structures that are more conducive to longer term housing.

Subsection (5) of § 255-11-88 requires expanded site plan review for the Resort use and includes the following criteria:

(a) During the course of its review as a part of site plan review, the Architectural Review Board shall review the design, scale and appearance not only of particular units or structures, but also of the entire facility, especially with regard to its overall compatibility with present and potential uses of adjacent properties and structures, and with the character of the neighborhood generally. The Review Board shall approve only facilities whose design and scale are found to be so compatible.

(b) The Planning Board shall review the site plan to ensure the installation of adequate sanitary waste disposal and water supply facilities and the maintenance of same. Such facilities must be designed so as to protect the groundwater reservoir from pollution, avoid saltwater intrusion into the aquifer on or off the site and not result in excessive water demand detrimental to neighboring properties or the environment.

Approval of proposed sewage disposal and water supply facilities by any other governmental agency shall not in itself be deemed to compel the Planning Board to find that the requirements of this subsection have been met, unless the Board shall find that the environmental and community water supply protection goals of this section and this chapter have actually been achieved by such approval. Also, the Board may condition site plan approval on additional reasonable requirements beyond those which may have been called for by other governmental agencies having jurisdiction.

(c) The size, scale or configuration of a proposed motel must be found not to:

[1] Create an undue increase in traffic congestion on adjacent and nearby public streets or highways.

[2] Create, or increase levels of, soil erosion by water or wind on or near the site.

[3] Create or expand a floodplain area or increase the danger to public safety by flooding in any such area.

[4] Decrease or destroy the fertility of the land, particularly of agricultural lands or wetlands, if the same are involved or likely to be affected or give rise to any long-term risk to the fertility of such lands.

[5] Cause or lead to the pollution of harbors, creeks, bays or other productive water bodies on or off the site.

(d) All intensive outdoor activities planned for the site shall be capable of being located on the property such that each of the same, together with the noise and other effects generated thereby, will be reasonably screened from adjacent properties and compatible with existing and potential uses thereon. Where such an adjacent property is a residential property or any property with an occupied residence, complete screening of the activity and its effects shall be deemed necessary to meet this requirement.

(e) Outdoor lighting shall be contained on the site, and in order to assure that light sources are not visible from neighboring lots, no such source shall be more than 10 feet above the ground level underneath it.

(f) There shall be no outdoor public-address or music system audible beyond the limits of the site.

(g) The Planning Board shall condition site plan approval upon compliance of the proposed transient motel or addition thereto with all of the above conditions, as well as with all provisions of the State Environmental Quality Review Act and Chapter 128 of this Code

The Board should ensure compliance with these criteria prior to final site plan approval.

Disturbance to Steep Slopes

The northwest corner of the Unit "1B" is proposed within an area of steep slopes that are currently densely vegetated. The extent of proposed clearing is limited to only 3' from the proposed building and deck and it is likely that the extent of clearing and grading has been underestimated. The applicant should be encouraged by the Board to more accurately depict the extent of disturbance necessary to construct the unit as proposed or reconfigure the location of the unit to avoid disturbing this slope.

Wastewater and Water Supply

The subject and neighboring properties appear to be served by private water supply wells and the application proposes to extend public water to the property. The nearest public water main appears to be a 12" diameter main located roughly 120' south of the property along Fleming Road.

Sanitary system plans emailed to the Planning Department indicate a Fuji Clean CEN7 On Site Wastewater Treatment System is proposed in the southeast corner of the property to serve all four proposed units. The plans indicate that public water will be extended 235' to serve the property and that the adjoining property to the north (SCTM: 300-017-02-08). The plans indicate a sanitary flow of 150 gallons/day per unit for a total sanitary flow of 600 gallons/day.

Parking & Access

The property is located along a private, unpaved road. The survey, building plans and landscaping plans depict parking oriented diagonally and separate ingress and egress locations in the northern and southern portions, respectively of the property. The sanitary plan indicates a gravel driveway is proposed and it is unclear if that includes the parking spaces as well. One Americans with Disabilities Act (ADA) compliant space is proposed and will need to consist of a paved surface with an improved access to the closest unit to comply with the Act. The site plan should be revised to indicate this.

Lighting

It does not appear that outdoor lighting detail has been submitted to date and the applicant should prepare and submit a lighting plan that complies with the Town Code and the Planning Board's Guidelines for Exterior Lighting.

Landscaping

The LaGuardia Design landscape plan indicates locations for a proposed lawn in the western portion of the property, proposed "meadow" areas and locations where trees and shrubs are proposed to be planted in the eastern portion of the property. The Planning Department respectfully offers that the proposed meadow neither satisfies the Town Code's definition of revegetation nor is a practical proposal around the perimeter of the units which would be connected by grass paths. The meadow is proposed to consist of

switchgrass (*Panicum virgatum*) a hearty, native bunch grass with high habitat value. Tall grasslands are preferred habitat for all of East Hampton's tick populations. The Culloden Point area, nearby to the north, has long been known for its extremely high concentration of ticks and that condition is likely anywhere a tall grass meadow is established. The clearing boundary should be reconfigured accordingly. The department notes that the tree and shrub species proposed around the units are native and often found within this area of Montauk.

Architectural Review Board

The application has been referred to the ARB. The Board should consider discussing the aesthetics of the proposed units and their compatibility with the character of the neighborhood and may wish to send comments to the ARB at this time.

SEQRA

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is an Unlisted action. The Planning Department recommends that the Board declare Lead Agency status.

Conclusion

In conclusion, the application is incomplete pending the resolution of the aforementioned issues and the submission of the required items.

BF

Planning Board Consensus

1. *Does the Planning Board wish to send comments to the Zoning Board regarding the required variance from the Transient Motel Special Permit standards at this time?*

Additional comments: _____

2. *Does the Planning Board wish to require additional details regarding the extent of clearing and grading that may be necessary on the north side of Unit 1B?*

Additional comments: _____

3. *Does the Planning Board wish to require the applicant to revise the ADA parking space and verify compliance with ADA standards?*

Additional comments: _____

4. *Does the Planning Board wish to obtain a revised landscaping plan that amends the proposed clearing boundary and revegetation standards more consistent with the Town Code?*

Additional comments: _____

5. *Does the Planning Board wish to declare lead agency status?*

Additional comments: _____

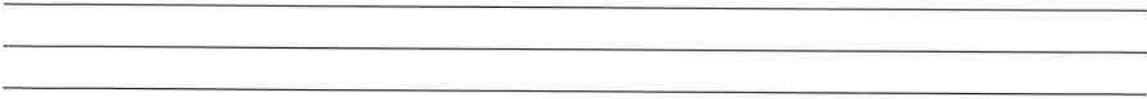
6. *Should a lighting plan which meets the requirements of the Town Code and the Planning Board's Guidelines for Exterior Lighting be submitted?*

Additional comments: _____

7. *Does the Planning Board wish to send written comments to the Architectural Review Board at this time?*

Additional comments: _____

Additional Board Comments:





Crawford Rd

WILSON ST

WILSON ST

RESORT:

(1) There shall be no less than 7,260 square feet of lot area devoted exclusively to the resort use for each dwelling unit. [Amended 8-16-1985 by L.L. No. 8-1985]

(2) The average maximum number of bedrooms shall not exceed 2.25 per unit in any proposal, and in no case shall there be more than three bedrooms in any unit.

(3) The maximum habitable floor area of any dwelling unit shall not exceed 1,200 square feet, and the minimum shall be 450 square feet. The average such area for all units on the site shall not exceed 1,000 square feet.

(4) Every provision contained in Subsections (4) and (5) of the subsection entitled "Transient Motel" in § 255-11-88 of this chapter shall apply to this special permit. No special permit shall issue unless it is determined that all of the conditions in said provisions can be met and will be adhered to by the proposed resort use.

TRANSIENT MOTEL

(1) There shall be no less than 3,630 square feet of lot area devoted exclusively to the motel use for each motel unit. [Amended 8-16-1985 by L.L. No. 8-1985]

(2) The maximum habitable floor area of any dwelling unit shall not exceed 600 square feet, and the minimum shall be 325 square feet. The average such area for all units on the site shall not exceed 450 square feet.

(3) The units, and the entire facility, shall strictly adhere to the description of a transient motel in Article I hereof, and cooperative, condominium and other similar types of ownership and use of the facility, or of units therein, are forbidden.

(4) All units shall be in multiple-unit structures, and the site shall not be subdivided for the purpose of creating individual lots or sites for the creation of single-family residences or units.

(5) There shall be expanded site plan review for this use:

(a) During the course of its review as a part of site plan review, the Architectural Review Board shall review the design, scale and appearance not only of particular units or structures, but also of the entire facility, especially with regard to its overall compatibility with present and potential uses of adjacent properties and structures, and with the character of the neighborhood generally. The Review Board shall approve only facilities whose design and scale are found to be so compatible.

(b) The Planning Board shall review the site plan to ensure the installation of adequate sanitary waste disposal and water supply facilities and the maintenance of same. Such facilities must be designed so as to protect the groundwater

reservoir from pollution, avoid saltwater intrusion into the aquifer on or off the site and not result in excessive water demand detrimental to neighboring properties or the environment. Approval of proposed sewage disposal and water supply facilities by any other governmental agency shall not in itself be deemed to compel the Planning Board to find that the requirements of this subsection have been met, unless the Board shall find that the environmental and community water supply protection goals of this section and this chapter have actually been achieved by such approval. Also, the Board may condition site plan approval on additional reasonable requirements beyond those which may have been called for by other governmental agencies having jurisdiction.

(c) The size, scale or configuration of a proposed motel must be found not to:

[1] Create an undue increase in traffic congestion on adjacent and nearby public streets or highways.

[2] Create, or increase levels of, soil erosion by water or wind on or near the site.

[3] Create or expand a floodplain area or increase the danger to public safety by flooding in any such area.

[4] Decrease or destroy the fertility of the land, particularly of agricultural lands or wetlands, if the same are involved or likely to be affected or give rise to any long-term risk to the fertility of such lands.

[5] Cause or lead to the pollution of harbors, creeks, bays or other productive water bodies on or off the site.

(d) All intensive outdoor activities planned for the site shall be capable of being located on the property such that each of the same, together with the noise and other effects generated thereby, will be reasonably screened from adjacent properties and compatible with existing and potential uses thereon. Where such an adjacent property is a residential property or any property with an occupied residence, complete screening of the activity and its effects shall be deemed necessary to meet this requirement.

(e) Outdoor lighting shall be contained on the site, and in order to assure that light sources are not visible from neighboring lots, no such source shall be more than 10 feet above the ground level underneath it.

(f) There shall be no outdoor public-address or music system audible beyond the limits of the site.

(g) The Planning Board shall condition site plan approval upon compliance of the proposed transient motel or addition thereto with all of the above conditions, as well as with all provisions of the State Environmental Quality Review Act and Chapter **128** of this Code

§ 255-5-26 **Substantial expansion of existing special permit uses.**

[Amended 12-18-1997 by L.L. No. 40-1997]

Notwithstanding any language to the contrary in the preceding section, an existing special permit use as described therein shall require a special permit in any case where a substantial expansion of such use is undertaken. In such case, the local agency having jurisdiction over the special permit needed for the expansion shall review and decide upon the application for such permit pursuant to the same substantive and procedural standards as are provided for herein for an original special permit. Any special permit issued to authorize a substantial expansion of an existing special permit use shall be conditioned upon conformance by the use to any standards (other than standards concerning initial site location) of §§ 255-5-40, 255-4-45 and 255-5-50 of this article with which it does not then comply

A. Structure. A substantial expansion of a structure shall be deemed to occur in the following circumstances: [Amended 5-15-1998 by L.L. No. 20-1998]

(1) Gross floor area: upon making an addition to the structure which increases its gross floor area by 50% or more over the gross floor area which the structure had on the date it first became subject to the provisions of this chapter regulating or limiting its substantial expansion.

(2) Value: upon making an addition to the structure or undertaking a reconstruction, rehabilitation or other improvement of the structure, the cost of which equals or exceeds 50% of the market value of the structure prior to making or undertaking the addition, reconstruction, rehabilitation or other improvement. For the purposes of this provision, if the addition, reconstruction, rehabilitation or other improvement is made following damage to the structure, the market value of the structure shall be that which it had before the damage occurred. The term does not, however, include either:

(a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety codes and which are solely necessary to assure safe living conditions; or

(b) Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

B. Use. A substantial expansion of a use shall be deemed to occur in either of the following circumstances:

(1) Where the use has never previously been made subject to the provisions of this chapter regulating or limiting its "substantial expansion," when there is a "substantial expansion" under either Subsection A(1) or (2) above, of either the principal building or structures or of the aggregate of all buildings and structures on the lot.

(2) Where the use has previously undergone a "substantial expansion" subject to the provisions of this chapter and has been regulated accordingly, when either:

(a) There is an increase of 25% or more in the gross floor area of the principal building or structure or of the aggregate of all buildings and structures on the lot (based upon the gross floor area existing after the previously regulated "substantial expansion"); or

(b) There is an addition of any improvement having a value equal to or greater than 25% of the existing fair market value of either the principal building or structure or of the aggregate of all buildings and structures on the lot.

C. Passenger ferry terminals. In addition to the other provisions of this subsection regarding substantial expansion of structures or uses, a substantial expansion of a passenger ferry terminal shall be deemed to result from any increase in ferry passenger capacity, as defined in this chapter. Such increase shall be regarded as a substantial expansion regardless of its magnitude and regardless of whether it is due to an increase in the number of ferries using the terminal, the replacement of one ferry with another having a larger capacity, an increase in the capacity of an existing ferry, an increase in the number of ferry trips daily or other cause.

[Added 12-18-1997 by L.L. No. 40-1997]

D. Substantial improvement. The term "substantial expansion" shall be deemed also to include or to refer to the term "substantial improvement."



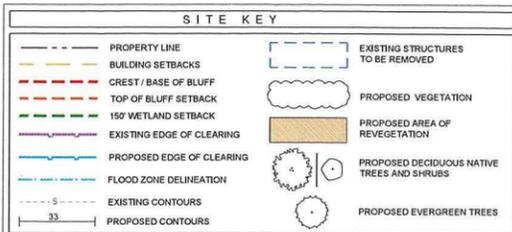
Amelanchier canadensis Shadblow serviceberry
 Ilex opaca American Holly
 Myrica Pensylvanica Bayberry (Hvy. Specimen)
 Myrica Pensylvanica Bayberry
 Panicum virgatum Switchgrass

CLEARING CALCULATIONS	
EXISTING CLEARING (65.8%)	33,944 sf
PROPOSED ADDITIONAL CLEARING	1,971 sf
PROPOSED REVEGETATION	16,750 sf
PROPOSED TOTAL CLEARING	19,665 sf

*NOTE: PROPOSED SWITCHGRASS MEADOW AREA FACTORED IN PROPOSED TOTAL REVEGETATION

REVEGETATION PLANT LIST							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
TREES							
AC 1	22	Amelanchier canadensis	Shadblow serviceberry	B&B	10-12' HL	Per Plan	Field Collected
IO 2	22	Ilex opaca	American Holly	B&B	10-12' HL	Per Plan	Hvy Specimen
SHRUBS							
MP5	23	Myrica Pensylvanica	Bayberry	B&B	5-6' HL	Per Plan	Heavy specimen
MP4	47	Myrica Pensylvanica	Bayberry	B&B	4-5' HL	Per Plan	
MP3	46	Myrica Pensylvanica	Bayberry	B&B	3-4' HL	Per Plan	
GRASSES & GROUNDCOVERS							
PV	7,600	Panicum virgatum	Switchgrass	N/A	Plugs	18-24" O.C.	Meadow
SOD	6,140	Bluegrass / Red fescue					Mown Lawn

* RE-VEGETATED AREA TO BE MULCHED WITH PINE NEEDLES
 * FUTURE MAINTENANCE OF REVEGETATION AREA TO INCLUDE PERIODIC INSPECTION TO IDENTIFY AND REMOVE ANY INVASIVE PLANT SPECIES, SUCH AS: MILE-A-MINUTE, PHRAGMITES, TATARIAN HONEYSUCKLE, MULTI-FLORA ROSE, AND ORIENTAL BITTERSWEET. ALL INVASIVE PLANT MATERIAL IS TO BE REMOVED BY HAND WITH PRUNING SHEARS AND DEPOSED OF OFF SITE.



LaGuardia DESIGN
 LANDSCAPE ARCHITECTS

PROJECT DATA:
 BASED ON SURVEY BY:
 GEORGE WALBRIDGE SURVEYORS, P.C.
 300 PAVING PLACE, SUITE 116
 EAST HAMPTON, NY 11937
 P: 631 324-0412 F: 631 324-9849

SC1ME:
 0300-017-01-5

LOT AREA:
 48,478 SF or 1.113 Acres
 39,581 SF or 0.909 Acres (TO TOP OF BLUFF)

ZONE:
 RESORT

Bluff Crest Cottages

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

REVISIONS:
 JUNE 8, 2016 -Boardwalk

LaGuardia Design Landscape
 Architecture P.C.
 865 Montauk Hwy, P.O. Box 258
 Orient ME, NY 11956
 Phone 631-726-1403
 Fax 631-726-9118

These drawings constitute the project's landscape design. The client agrees to hold the landscape architect harmless for any errors or omissions in the drawings. The client agrees to hold the landscape architect harmless for any errors or omissions in the drawings. The client agrees to hold the landscape architect harmless for any errors or omissions in the drawings.

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PERMIT

DRAWN BY: XX
 CHECKED BY: XX

PROJECT:
 80 FIRESTONE

LOCATION:
 80 FIRESTONE RD
 MONTAUK, NY 11954

DRAWING:
 REVEGETATION PLAN

SCALE: DATE:
 1/8" = 1'-0" APRIL 6, 2020

SHEET NUMBER:
L3.1

729-144
1143-2
1143-4
1158-104

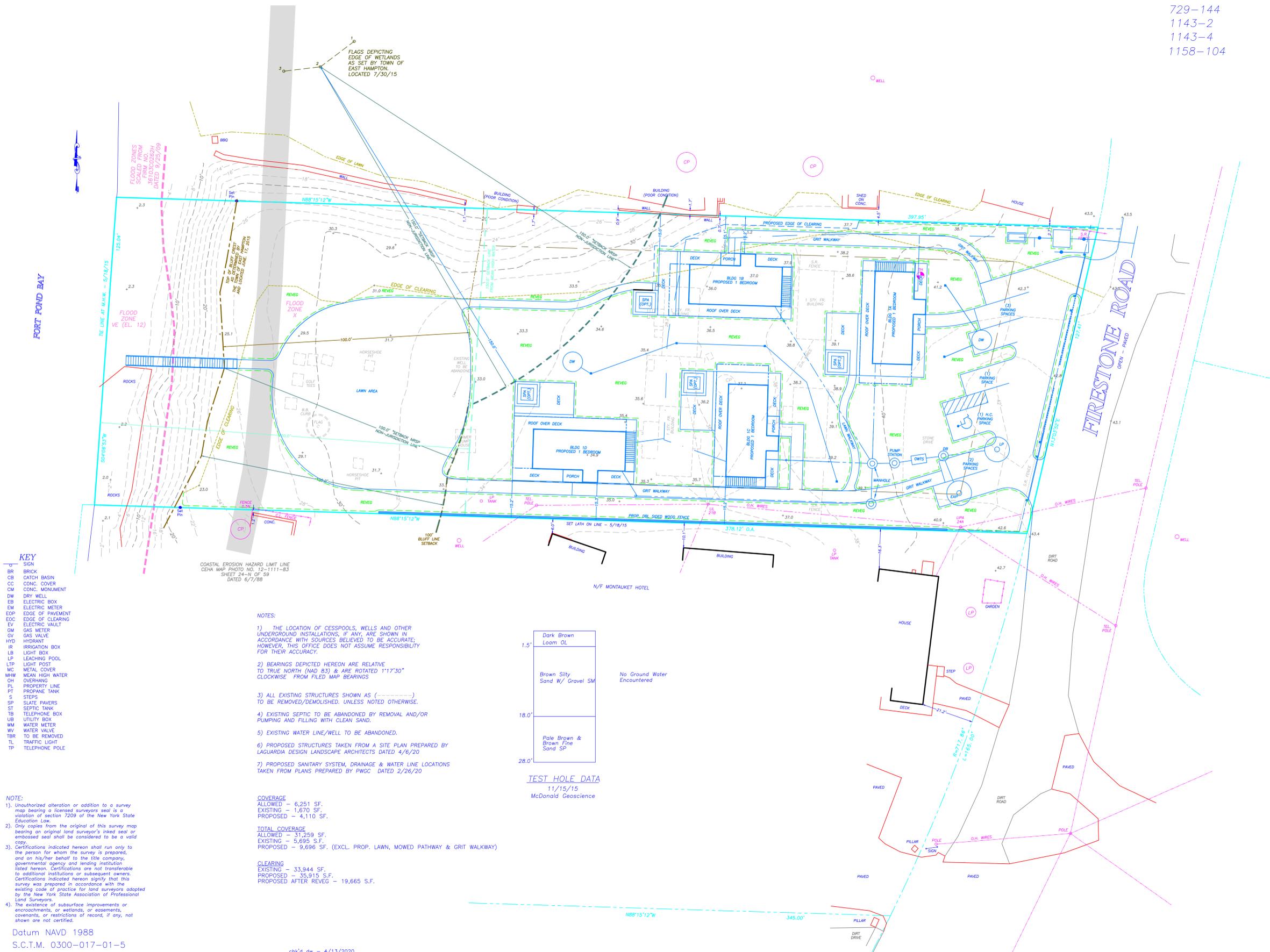
DC14355
MC 7126
W210

SITE PLAN BLUFF CREST COTTAGES

SITUATE
MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.
Scale: 1"=20'
Area: 48,478 S.F. or 1.113 Acres
Lot Area: 41,679 S.F. or 0.957 Acres To Top Of Bluff
Zone: Resort

Certified To:
80 Firestone LLC



- KEY**
- BR BRICK
 - CB CATCH BASIN
 - CC CONC. COVER
 - CM CONC. MONUMENT
 - DW DRY WELL
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - EDC EDGE OF CLEARING
 - EV ELECTRIC VAULT
 - GM GAS METER
 - GV GAS VALVE
 - HD HYDRANT
 - IR IRRIGATION BOX
 - LB LIGHT BOX
 - LP LEACHING POOL
 - LF LIGHT FOST
 - WC METAL COVER
 - MHW MEAN HIGH WATER
 - OH OVERHANG
 - PL PROPERTY LINE
 - PT PROPANE TANK
 - S STEPS
 - SP SLATE PAVERS
 - ST SEPTIC TANK
 - TB TELEPHONE BOX
 - UB UTILITY BOX
 - WM WATER METER
 - WV WATER VALVE
 - TBR TO BE REMOVED
 - TL TRAFFIC LIGHT
 - TP TELEPHONE POLE

NOTE:

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

Datum NAVD 1988
S.C.T.M. 0300-017-01-5

- NOTES:**
- THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE. HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.
 - BEARINGS DEPICTED HEREON ARE RELATIVE TO TRUE NORTH (MAD. 83) & ARE ROTATED 11°17'30" CLOCKWISE FROM FILED MAP BEARINGS.
 - ALL EXISTING STRUCTURES SHOWN AS (---) TO BE REMOVED/DEMOLISHED, UNLESS NOTED OTHERWISE.
 - EXISTING SEPTIC TO BE ABANDONED BY REMOVAL AND/OR PUMPING AND FILLING WITH CLEAN SAND.
 - EXISTING WATER LINE/WELL TO BE ABANDONED.
 - PROPOSED STRUCTURES TAKEN FROM A SITE PLAN PREPARED BY LAGUARDIA DESIGN LANDSCAPE ARCHITECTS DATED 4/6/20
 - PROPOSED SANITARY SYSTEM, DRAINAGE & WATER LINE LOCATIONS TAKEN FROM PLANS PREPARED BY PWCC DATED 2/26/20

COVERAGE
ALLOWED - 6,251 SF.
EXISTING - 1,870 SF.
PROPOSED - 4,110 SF.

TOTAL COVERAGE
ALLOWED - 31,259 SF.
EXISTING - 5,695 S.F.
PROPOSED - 9,696 SF. (EXCL. PROP. LAWN, MOWED PATHWAY & GRIT WALKWAY)

CLEARING
EXISTING - 33,944 SF.
PROPOSED - 35,915 S.F.
PROPOSED AFTER REVEG - 19,665 S.F.

1.5'	Dark Brown Loom OL
18.0'	Brown Silty Sand W/ Gravel SM
28.0'	Pale Brown & Brown Fine Sand SP

TEST HOLE DATA
11/15/15
McDonald Geoscience

No Ground Water Encountered

Revised: April 13, 2020 - Proposed Reveg
 Revised: April 10, 2020 - Proposed Reveg
 Revised: April 9, 2020 - Proposed Sanitary, Drainage, Water and Clearing
 Revised: March 6, 2020 - For Discussion Purposes Map
 Revised: December 11, 2018 - Mean High Water Setback
 Revised: October 10, 2018 - Top of Bluff Crest
 Revised: September 21, 2018 - Proposed
 Revised: Jan. 12, 2017 - Adj. Property Details
 Revised: October 11, 2016 - Extended CEH Line Only
 Revised: August 16, 2016 - Mod. Proposed
 Revised: July 28, 2016 - Removed Setbacks Only
 Revised: June 6, 2016 - New Proposed Structures
 Revised: May 24, 2016 - Bluff Crest Flags
 Revised: December 16, 2015 - Proposed
 Revised: Sept. 14, 2015 - Front Setback
 Revised: July 30, 2015 - Wetland Flags & Setbacks
 Revised: July 7, 2015 - Top of Bluff & Revised Cov. Only
 Revised: July 1, 2015 - Froze All Improvements
 Revised: June 23, 2015 - 50' Bluff Setback, Zoning
 Revised: June 11, 2015 - Pump House
 Surveyed: May 18, 2015

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



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

June 30, 2020

TO: Planning Board

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

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: June 3, 2020

Items and Date Received: N/A

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:

SEQRA

At the time of the last review, the Board instructed the Planning Department to prepare an EAF Part II & III. This document has been attached. A positive declaration pursuant to SEQRA and Chapter 128 of the Town Code is recommended. Provided a positive declaration is made then a draft scope should be prepared.

ES

Planning Board Consensus

Does the Board wish to make a positive declaration?

Additional comments: _____

Additional Board Comments:

Full Environmental Assessment For:
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project : Emergency Services Communication SFD
Date : 07/08/2020

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--------------------------	--------------------------

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

NO

YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

NO

YES

(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D,2,h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Impact on Open Space and Recreation
 The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
 (See Part 1. C.2.c, E.1.c., E.2.q.)
 If "Yes", answer questions a - e. If "No", go to Section 12.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas
 The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
 If "Yes", answer questions a - c. If "No", go to Section 13.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)

NO

YES

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)

NO

YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)

NO

YES

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: <u>Proposed action may impact the health and safety of adjacent residents</u> _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please see attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional supporting information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the East Hampton Town Planning Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Emergency Services Communications Facility at Springs Fire Department

Name of Lead Agency: East Hampton Town Planning Board

Name of Responsible Officer in Lead Agency: Samuel Kramer

Title of Responsible Officer: East Hampton Town Planning Board Chairman

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer) Eric Schantz

Digitally signed by Eric Schantz
DN: cn=Eric Schantz, o=es,
email=eschantz@ehamptonny.gov, c=US
Date: 2020.06.29 15:14:38 -0400

Date:

06/29/2020

For Further Information:

Contact Person: Eric Schantz

Address: 300 Pantigo Place, Suite 105

Telephone Number: (631) 324-2178

E-mail: eschantz@ehamptonny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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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 roughly 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.

The already-built 150' tall stealth monopole was the subject of a decision from the Zoning Board of Appeals (ZBA) in 2015. This tower was built without site plan approval. The building permits which allowed construction to begin were appealed and the ZBA ultimately ruled that site plan approval was required and revoked the building permits. The building plans associated with these permits did not illustrate any private cell service antennas which would clearly constitute a Personal Wireless Service Facility (PWSF).

The current proposal identifies no equipment for cell carriers and has not been submitted as a request for a PWSF. Although the tower design could most likely accommodate carriers in the future, all equipment shown is for the East Hampton Police Department or Springs Fire Department.

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.

a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.

The proposed new pole would be 180' in height with a whip antenna extending out past 195'. Although the subject property is not within a Scenic Area of Statewide Significance (SASS), the existing 150' tall pole is currently partially visible from the Accabonac Harbor Area, including Gerard Drive, which is a designated SASS. Obviously, a 30' taller pole with a dish and antenna arrays all above 150' would be more conspicuous.

Visualizations from Creative Visuals LLC were submitted to and reviewed by the Planning Board. 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.

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). The visualizations included only six (6) locations and did not include Gerard Point, areas along the open vistas of Gerard Drive, Louse Point, Ashawagh Hall, Pussy's Pond or the grounds of the Pollock Krasner House, all of which are important scenic and/or cultural resources within this area of Springs. As such, the potential for a significant adverse impact to these resources is present until further information is obtained.

d. The situation or activity in which viewers are engaged while viewing the proposed action is:

- i. Routine travel by residents, including travel to and from work*
- ii. Recreational or tourism based activities*

Springs Fireplace Road is a main arterial road within East Hampton Town. Recent traffic counts of this road in the section immediately adjacent to the subject parcel are not available but according to the New York State Department of Transportation's 2016 traffic counts the Annual Average Daily Traffic (AADT) along a portion of this roadway roughly 1 mile to the south was 8,447 trips. Traffic counts are available from 2016 for Fort Pond Boulevard and this figure was 2,502 trips. Although this area of Springs is not centrally-located as far as the boundaries of East Hampton Town are set, it is an area with year-round traffic that is routinely traveled by year-round residents. Springs contains both the densest population and largest year-round population in East Hampton Town.

A number of recreational and tourism based activities would be visually impacted by the proposed tower. Accabonac Harbor is a popular tourist destination during the summer months in particular for non-motorized watercraft such as kayaks, canoes & paddle boards as well as for fishing, swimming, hiking and jogging. Although a significant distance away from Gerard Drive and Louse Point Road, the two main public access points to Accabonac Harbor, the significant difference between tree heights (roughly 60') and the proposed 180' tall monopole would mean that it would be visible from these locations. The existing 150' tall stealth monopole is currently visible from these areas.

e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.

As noted in this Environmental Assessment Form in the responses to numerous questions, the proposed monopole would be visible from a Scenic Area of Statewide Significance (Accabonac Harbor Subunit) a designated aesthetic resource.

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource.

a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.

The subject property is not within the Springs Historic District. However, the boundary of the district is roughly 900' away at Springs – Fireplace Road.

The Springs Historic District consists of thirty six (36) individual properties. A number of these properties are listed on the National Register of Historic Places and/or contain buildings listed on this register. These include; the Pollock Krasner House and grounds at 830 Springs Fireplace Road less than ¼ mile from the subject parcel, and the Ambrose Parsons House and grounds, which include the Parson's Blacksmith House, at 778 and 780 Springs Fireplace Road about 1/3 of a mile. Ashawagh Hall also at 780 Springs Fireplace Road is listed as eligible for the National Register. The Springs Presbyterian Chapel at 5 Old Stone Highway, also roughly 1/3 of a mile from the subject parcel and Springs General Store at 29 Old Stone Highway are listed as of

undetermined eligibility.

The closest to the subject parcel and most well-known of these houses and grounds to the majority of the public is the Pollack Krasner House which is now operated by Stony Brook University as the Pollock Krasner House and Study Center. The Study Center provides guided tours to the public, including school and community groups.

The grounds and the Pollock Krasner House itself exist largely as they did in the mid 1940's when the artists Jackson Pollock and Lee Krasner moved there. There has of course been increased development in the surrounding area over the past eighty years but this for the most part has little effect on the historic setting of the site, which abuts Accabonac Harbor. Any potential adverse impact on this important historic and cultural resource needs to be determined as part of the review of the proposed project. Visual renderings from the Pollock Krasner House grounds have not been provided and accurate information detailing the visibility of the proposed 180' tall monopole from this (as well as other) nationally recognized historic resource will be needed. To date, there has been no information supplied from a historic preservation consultant or other such qualified professional.

b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.

The subject parcel is situated within an area that has been designated as Archaeologically Sensitive by the New York State Office of Parks, Recreation & Historic Preservation. Additionally, there have been a number of Phase I and Phase II archaeological surveys performed in the surrounding area, including for Springs School and the Potter Subdivision

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

m. Other impacts: Proposed action may impact the health and safety of adjacent residents

The principal issue to be addressed by Question #16 and the subparts therein is in relation to contaminants. However, it needs to be noted in this Environmental Assessment Form with regard to human health that the proximity of the proposed tower to adjacent residences and yards presents the potential for a significant adverse impact, particularly with regard to the potential for ice, equipment or debris to fall from the tower onto these nearby areas.

As noted above, the currently proposed project does not represent a Personal Wireless Service Facility (PWSF) as the same is defined in the Town Code as no wireless service for individual persons is proposed. The specific special permit standards for a PWSF as found in section 255-5-50 of the Town Code. Among these are requirements for "fall zones"

"Fall zone and setback requirements.

(a) Fall zone.

[1] No habitable structure or outdoor area where people congregate should be within a fall zone of two times the height of the personal wireless service facility or its mount.

[2] No adjoining property line may be within the fall zone of a radius equal to the height of the personal wireless service facility or its mount."

It is noted that if this were a Personal Wireless Service Facility, variances would be required from the specific special permit standards regarding fall zones. Although the setbacks have not been formally illustrated on the survey, there appears to be twenty-four (24) adjacent residences, pools, patios or yards within 360' (2X the height) of the proposed tower. Six (6) individual neighboring lots appear to have boundaries within 180' of the proposed tower's base. This would represent a sum of thirty (30) variances.

Section 255-11-72 (HEIGHT) in the Town Code addresses allowable maximum heights for particular structures and requires structures to be in compliance with the maximum heights allowable in the dimensional tables (Section 255-11-10) as well as the pyramid law. The maximum allowable height for a structure on this lot would be 30'. However, it would appear that the pole is exempt from both the maximum height requirement and the pyramid law as it is a "...radio...transmission tower(s) and antenna..." and is not within a residential district.

"(1) The height limitations for buildings and structures listed in the Dimensional Table of § 255-11-10 shall not be deemed to apply to a wind energy conversion structure approved by the Town Board pursuant to Chapter 249 of this Code nor to church spires, chimneys, flagpoles, radio or television transmission towers and antennas, telephone poles, radio and television aerials or their supports; provided, however, that in residential districts any such structure, with the exception of chimneys, shall be set back from any property line in relation to its height so as to comply with Subsection D (Pyramid Law) hereof..."

Therefore, as currently proposed, the project will not require variances from the East Hampton Town Code, Chapter 255 Zoning.

However, it should be considered that these provisions and standards of the Code are largely intended to protect adjacent residential properties from potential health and safety hazards, particularly with regard to ice and debris from falling and endangering residents. In fact, the Planning Board's site plan standards of section 255-6-60 of the Town Code:

"The Board shall consider...

Residential property: the proximity of the structures to residential property and the effect which the proposed structures might have on an existing or future residential use of that land."

Information pertaining to how the potential significant adverse impacts associated with the 180' tall tower's proximity to nearby residents will be mitigated has not been provided.

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.

As noted in Part d. of the response to Question #9 as well as other areas of this Environmental

Assessment Form, the immediate area contains numerous public resources, including; open space resources, most notably the waters and beaches of Accabonac Harbor and the trails and open spaces around Pussy's Pond, and community meeting areas such as Ashawagh Hall, the Ambrose Parsons House, the Springs Historical Society and Community Library and the Springs General Store. Although the proposed tower would not directly impede the functions of these resources, the visual impact of the tower needs to be fully assessed in order to insure that there will not be a significant adverse impact.

e. The proposed action is inconsistent with the predominant architectural scale and character.

The Springs area of East Hampton Town is the most densely populated area within the town. There are few areas of commercial development and the area is primarily comprised of 1 – 2 story single-family residences on roughly ½ - 1 acre lots. As such, a 180' tall radio tower is inherently discordant with the existing architectural scale and character.

The nearest towers, whether for radio communication (only) or cell service are a 60' tall utility pole ~0.9 miles away, a 300' tall lattice tower ~2.3 miles away, a 150' tall monopole ~2.75 miles away, and a 199' tall stealth monopole ~2.7 miles away. There are no significantly tall structures within Springs.

DEMOLITION NOTES:

- START OF DEMOLITION SHALL BEGIN AFTER THE DEMOLITION CONTRACTOR HAS BEEN SHOWN THE PROPER REPORTS STATING THAT ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED FROM THE SITE (SEAS FEDERAL, STATE AND LOCALLY APPROVED METHODS AND PROCEDURES FOR THE MATERIAL IN QUESTION).
- ALL STRUCTURES BOTH ABOVE AND BELOW GRADE ARE SHOWN AS A GUIDE FOR DEMOLITION. LOCATION OF SUBSURFACE STRUCTURES ARE ESTIMATED TO BE LOCATED AS SHOWN. THE CERTIFYING ENGINEER DOES NOT ATTEST TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE STRUCTURES SHOWN OR THOSE STRUCTURES NOT SHOWN.
- DEMOLITION SHALL BE CONDUCTED BY CONTRACTORS AT THEIR OWN RISK AND LIABILITY. ALL DAMAGE TO THE RIGHT OF WAYS, SIDEWALKS, CURBS BOTH ON SITE OR ADJACENT TO THE DEMOLITION AREA WILL BE REPAIRED OR REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO ENVIRONMENTAL HAZARDOUS THAT COULD BE AGGRAVATED BY THE DEMOLITION PROCEDURE EXISTS ON THIS SITE.
- THE CONTRACTOR IS ADVISED TO USE CAUTION WHEN EXCAVATING AND REMOVING SUBSURFACE STRUCTURES, PIPING, ETC., DUE TO THE LIMITED AVAILABILITY OF INFORMATION CONCERNING SUBSURFACE UTILITIES.
- APPROPRIATE FENCING IS TO BE INSTALLED ALONG THE PROPERTY INSIDE OF THE SIDEWALK, BY THE CONTRACTOR PRIOR TO THE START OF DEMOLITION. THE CONTRACTOR IS TO MAINTAIN THE FENCE DURING THE DEMOLITION AND THE FENCE IS TO REMAIN IN PLACE UNTIL ALL EXCAVATIONS HAVE BEEN FILLED WITH SUITABLE BACKFILL OR THE PROPOSED SUBSURFACE STRUCTURES HAVE BEEN INSTALLED AS SHOWN ON THE PROPOSED SITE PLAN.
- GATES ARE TO BE INSTALLED AT ALL ENTRANCES TO THE SITE. THESE GATES WILL BE SECURELY CLOSED AT THE END OF THE DAY WHEN THE DEMOLITION OPERATIONS ARE CEASED AND THE WORKERS HAVE LEFT THE SITE.
- EXCAVATION PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR(S) IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.

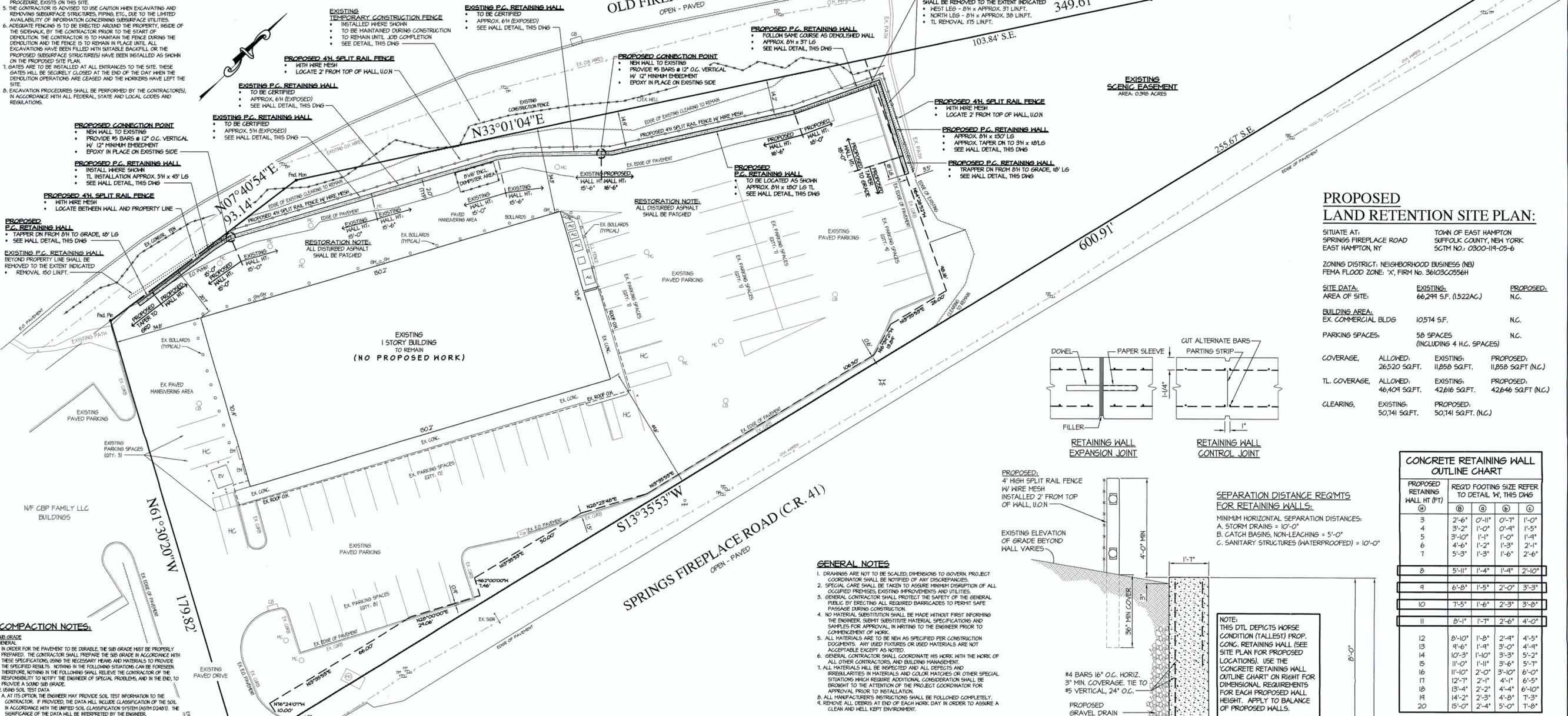
DiqNet of NEW YORK CITY & LONG ISLAND
 800-272-4480 | Bill
 www.diqnetnyc.com or www.call811.com
 (for other states)

By law, excavators and contractors working in the five boroughs of New York City and Nassau and Suffolk Counties on Long Island must contact DiqNet, 1-800-272-4480 or 811, at least 48 hours but no more than 10 working days (excluding weekends and legal holidays) prior to beginning any mechanized digging or excavation work to determine underground lines are marked. Excavators and contractors can also submit locate requests online through ITC. If you do not currently use ITC, please call 1-800-524-7623 for more information.

For safety reasons, homeowners are strongly encouraged to call as well when planning any type of digging on their property. Homeowners can contact us directly at 1-800-272-4480 or by calling 811, the national call before you dig number. For excavation work completed on personal property, it is the contractor's responsibility NOT to use homeowners-to contact DiqNet. Having utility lines marked prior to digging is free of charge.

SITE PLAN BASED ON ORIGINAL SURVEY BY: GEORGE WALBRIDGE SURVEYORS, P.C. LAND SURVEYORS AND LAND PLANNERS 300 PANTIGO PLACE - SUITE 116 EAST HAMPTON, LONG ISLAND, NY 11937 TEL: 631-324-0412 SURVEYED: 01-07-2014, LAST REVISED: 03-11-2014

APPLICANT/OWNER: FREUND



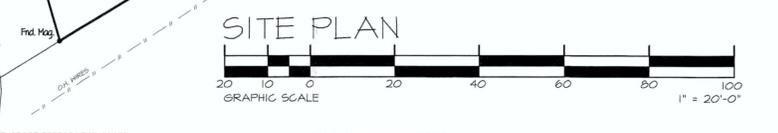
COMPACTION NOTES:

SUB GRADE GENERAL

- IN ORDER FOR THE PAVEMENT TO BE DURABLE, THE SUB GRADE MUST BE PROPERLY PREPARED. THE CONTRACTOR SHALL PREPARE THE SUB GRADE IN ACCORDANCE WITH THESE SPECIFICATIONS, USING THE NECESSARY MEANS AND MATERIALS TO PROVIDE THE SPECIFIED RESULTS. NOTHING IN THE FOLLOWING SITUATIONS CAN BE FORGIVEN THEREFORE, NOTIFYING THE FOLLOWING SHALL RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO NOTIFY THE ENGINEER OF SPECIAL PROBLEMS, AND IN THE END, TO PROVIDE A SOUND SUB GRADE.
- USING SOIL TEST DATA
- AT ITS OPTION, THE ENGINEER MAY PROVIDE SOIL TEST INFORMATION TO THE CONTRACTOR. IF PROVIDED, THE DATA WILL INCLUDE CLASSIFICATION OF THE SOIL IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487), THE SIGNIFICANCE OF THE DATA WILL BE INTERPRETED BY THE ENGINEER.
- SOILS DESIGNATED AS HIGHLY EXPANSIVE (EH, MH, AND OH) MAY REQUIRE LINE STABILIZATION AND/OR SELECTIVE REPLACEMENT WITH SUITABLE SOILS. SUCH SPECIAL TREATMENTS WILL BE DETAILED IN THE SITE-SPECIFIC BID DOCUMENTS IF THE COST IS TO BE INCLUDED IN THE CONTRACTOR'S BASE BID.
- SOILS DESIGNATED AS HIGHLY ORGANIC (OH, OL, AND PT) MAY REQUIRE SELECTIVE REPLACEMENT WITH SUITABLE SOILS. THE NEED FOR AND THE EXTENT OF THIS TREATMENT WILL BE DETAILED IN THE SITE-SPECIFIC DOCUMENTS IF THE COST IS TO BE INCLUDED IN THE CONTRACTOR'S BASE BID.
- THE CONTRACTOR SHALL INSPECT THE SUB GRADE AND NOTIFY THE ENGINEER OF ANY CONDITIONS REQUIRING SPECIAL CONSIDERATION NOT ADDRESSED IN THE SITE-SPECIFIC BID DOCUMENTS. THE EXTRA COST OF UNANTICIPATED CORRECTIVE TREATMENT WILL BE COVERED ON THE UNIT COSTS PROVIDED WITH THE BASE BID. THE COST OF UNANTICIPATED LINE STABILIZATION OR OTHER SPECIAL TREATMENT WILL BE NEGOTIATED.

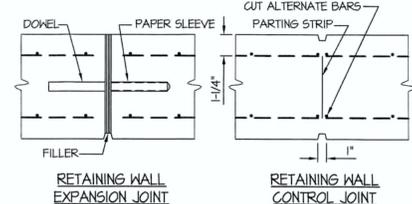
SUB GRADE PREPARATION

- THE CONTRACTOR SHALL REMOVE ALL VEGETATION, SURPLUS SOIL, DEMOLITION RUBBLE AND OTHER UNSUITABLE MATERIALS. SUCH MATERIALS SHALL BE PROPERLY HAULED FROM THE SITE AND DEPOSITED AT AN APPROPRIATE OFF-SITE LOCATION AND COPIES OF THE CONTRACTOR SHALL SHARP THE SUB GRADE IN ACCORDANCE WITH THE GRADING PLAN TAKING INTO ACCOUNT THE TOLERANCE OF THE FINISH SYSTEMS. THE TOLERANCE OF THIS WORK SHALL BE WITHIN 1/2" HIGH TO 1" LOW.
- DURING THIS OPERATION THE CONTRACTOR SHALL NOTE ANY SOFT SPOTS THAT BECOME APPARENT AFTER BACKFILLING. SUCH SOFT SPOTS SHALL BE REPORTED TO THE ENGINEER FOR DETERMINING THE METHOD OF TREATMENT REQUIRED, IF ANY.
- MAINTAINING DRY SITE CONDITIONS
- DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE: FREE SURFACE WATER, HOOK HAND AND/OR MACHINE SHARPING TO FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO KEEP DRYING.
- NATIVE SOIL COMPACTION
- CONCRETE AND CONCRETE-LIKE MATERIALS SHALL BE COMPACTED TO 95% AND 100% OF THE OPTIMUM DENSITY, RESPECTIVELY, PRIOR TO LAYING OF FILL.
- FILL SELECTION AND COMPACTION
- THE MOST COST EFFECTIVE FILL MATERIAL FROM THE FOLLOWING SHALL BE USED: SAND-GRAVEL MIX (5 TO 38 FINES (%0.075 MM AND CBR) 1); SANDY GRAVEL (5 TO 68 FINES (%0.075 MM AND CBR) 2); SANDY SILT (5 TO 68 FINES (%0.075 MM AND CBR) 3); SILTY SANDY SILT (5 TO 68 FINES (%0.075 MM AND CBR) 4); SILTY SANDY SOIL (5 TO 68 FINES (%0.075 MM AND CBR) 5); CLAYEY SANDY SOIL (OVER 20% FINES (%0.075 MM AND CBR) 5); CLAYEY SANDY SOIL (OVER 20% FINES (%0.075 MM AND CBR) 5).



GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED; DIMENSIONS TO GOVERN. PROJECT COORDINATOR SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- SPECIAL CARE SHALL BE TAKEN TO AVOID MINIMUM DISRUPTION OF ALL OCCUPIED PREMISES, EXISTING IMPROVEMENTS AND UTILITIES.
- GENERAL CONTRACTOR SHALL PROTECT THE SAFETY OF THE GENERAL PUBLIC BY ERECTING ALL REQUIRED BARRICADES TO PERMIT SAFE PASSAGE DURING CONSTRUCTION.
- NO MATERIAL SUBSTITUTION SHALL BE MADE WITHOUT FIRST INFORMING THE ENGINEER. SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL IN WRITING TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL MATERIALS ARE TO BE NEW AS SPECIFIED PER CONSTRUCTION DOCUMENTS. ANY USED MATERIALS OR USED MATERIALS ARE NOT ACCEPTABLE EXCEPT AS NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS, AND BUILDING MANAGEMENT.
- ALL MATERIALS WILL BE INSPECTED AND ALL DEFECTS AND IRREGULARITIES IN MATERIALS AND COLOR MATCHES OR OTHER SPECIAL SITUATIONS WHICH REQUIRE ADDITIONAL CONSIDERATION SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT COORDINATOR FOR APPROVAL PRIOR TO INSTALLATION.
- ALL MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED COMPLETELY.
- REMOVE ALL DEBRIS AT END OF EACH WORK DAY IN ORDER TO ASSURE A CLEAN AND WELL KEPT ENVIRONMENT.

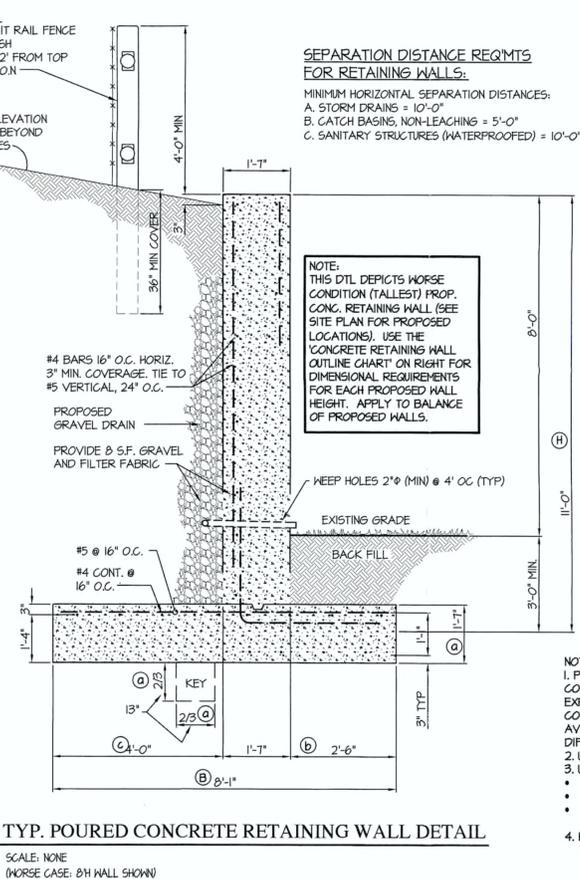


SEPARATION DISTANCE REQMTS FOR RETAINING WALLS:

- MINIMUM HORIZONTAL SEPARATION DISTANCES:
- STORM DRAINS = 10'-0"
 - CATCH BASINS, NON-LEACHING = 5'-0"
 - SANITARY STRUCTURES (WATERPROOFED) = 10'-0"

CONCRETE RETAINING WALL OUTLINE CHART

PROPOSED RETAINING WALL HT (FT)	(A)	(B)	(C)	(D)	(E)
3	2'-6"	0'-11"	0'-7"	1'-0"	
4	3'-2"	1'-0"	0'-4"	1'-5"	
5	3'-10"	1'-1"	1'-0"	1'-4"	
6	4'-6"	1'-2"	1'-3"	2'-1"	
7	5'-3"	1'-3"	1'-6"	2'-6"	
8	5'-11"	1'-4"	1'-4"	2'-10"	
9	6'-8"	1'-5"	2'-0"	3'-3"	
10	7'-5"	1'-6"	2'-3"	3'-8"	
11	8'-1"	1'-7"	2'-6"	4'-0"	
12	8'-10"	1'-8"	2'-4"	4'-5"	
13	4'-6"	1'-4"	3'-0"	4'-1"	
14	10'-3"	1'-10"	3'-3"	5'-2"	
15	11'-0"	1'-11"	3'-6"	5'-7"	
16	11'-10"	2'-0"	3'-10"	6'-0"	
17	12'-2"	2'-1"	4'-1"	6'-5"	
18	13'-4"	2'-2"	4'-4"	6'-10"	
19	14'-2"	2'-3"	4'-8"	7'-3"	
20	15'-0"	2'-4"	5'-0"	7'-8"	

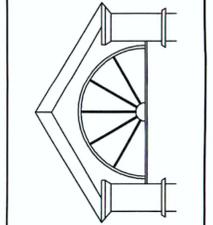


- GENERAL NOTES:**
- CONCRETE SHALL BE 4000 PSI MIX.
 - STEEL REINF. SHOULD BE CLEAN, FREE FROM HARMFUL RUST, AND IN COMPLIANCE WITH APPLICABLE ASTM STANDARDS FOR DEFORMED BARS AND STEEL WIRE.
 - PARTS MASONRY RET. WALLS SHOULD BE CAPPED OR OTHERWISE PROTECTED TO PREVENT THE ENTRY OF WATER.
 - HEAVY EQUIPMENT USED IN BACK FILLING SHOULD NOT APPROACH CLOSER TO THE TOP OF THE WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL.

- NOTES:**
- PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS IN CONCRETE RETAINING WALLS ABOUT EVERY 25 FEET AND EXPANSION JOINTS ABOUT EVERY FOURTH CONTROL AND/OR CONSTRUCTION JOINT. COATED DOWELS SHOULD BE USED IF AVERAGE WALL HEIGHT ON EITHER SIDE OF JOINT IS DIFFERENT.
 - USE TEMPERATURE BARS IF WALL IS MORE THAN 12" THICK.
 - USE:
 - DOWELS: 1"x2'-0" PLAIN BARS @ 12' O.C.
 - FILLER: PREMOULDED JOINT FILLER
 - PARTING STRIP: 1/8" GA. GALV. SHEET STEEL COATED TO PREVENT RUST AND WIRE TIED TO REBAR @ 12' O.C.
 - KEYS SHOWN DASHED MAY BE REQUIRED TO PREVENT SLIDING IN HIGH WALLS AND THOSE ON MOST CLAY.



REVISIONS:
 11-25-2014 REVISION PER CLIENT COMMENT
 11-24-2014 ADD SCENIC EASEMENT PER DEE EAST PLANNING COMMENTS LETTER DATED 11-25-2014
 06-14-2020 REVISED PER COMMENTS FROM PLANNING BOARD



JEFFREY T. BUTLER, P.E., P.C.
 P.O. BOX 634
 SHOREHAM, NEW YORK
 TEL.: 631.208.8850 FAX: 631.727.8033

ENGINEER:
 JEFFREY T. BUTLER, P.E.

291 SPRINGS FIREPLACE RD SITE PLAN:
 PROPOSED LAND RETENTION
 EAST HAMPTON, NY
 SC#14, 0300-114-05-6
 COUNTY OF SUFFOLK

DRAMA BY: RAC
 JOB No.: 140054
 DATE: 08-09-2014
 APPROVED BY: JTB



TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahlwul, AICP
Director

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

July 14, 2020

TO: Planning Board

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

RE: Freund 291 Springs Fireplace Road – Site Plan
SCTM#300-119-5-6

Last Review Date: June 17, 2020

Items and Date Received: 06/25/20 Applicant submission; Cover letter re: Ten (10) original site plans prepared by Jeffrey T. Bulter, P.E., P.C. dated June 19, 2020; and Ten (10) copies of the revegetation plan prepared by Due East Planning Inc, dated June 18, 2020 (SP101)

Background Information: Application is made to replace and make additions to an existing wood retaining wall which includes changing the material to concrete.

The subject parcel is nearly 100% cleared of naturally-occurring vegetation with a patch of deciduous woodlands to the north. It is situated along Springs Fireplace Road in East Hampton, although very close to the beginning of Springs. It is zoned NB: Neighborhood Business and contains a multi-unit building, a “multiple business complex” containing retail businesses.

Issues for Discussion:

Split Rail Fence

The notation on the site plan has been amended to identify the 4’ tall fence as split rail with wire mesh weave, as requested by the Board.

Scenic Easement

The scenic easement covers the narrow strip of land in front of the building along Springs Fireplace Road. The Board stated at the time of the last review that it would defer to Counsel to determine if the existing nature of use of this area is acceptable or if re-vegetation will be required.

Height

The Board expressed concern at the time of the last review as to whether or not the proposed roughly 4' setback from the split rail fence and the retaining wall would meet applicable building codes.

The Planning Department spoke with the Principal Building Inspector about this issue and it was her opinion that the currently-proposed design, with the fence setback from the top of the retaining wall, would be allowable. However, this has yet to be put in writing as of the date of this memo although further information has been requested. The Office of Fire Prevention, who has reviewed this issue stated by letter dated July 6, 2020 that no additional review was required.

Landscaping

The landscaping plan has been amended to indicate the height of the proposed shrubs and trees in feet, as requested by the Board.

Minor Site Plan

It appears that pending the resolution of the aforementioned issues the application will ultimately meet the standards to be considered a minor site plan as per section 255-6-45 of the Town Code (see attached). The Board should form a consensus on whether or not to require a public hearing.

Conclusion

In conclusion, the application is incomplete, pending the resolution of the issues regarding the easement and the setback of the fence and retaining wall.

ES

How will the issue regarding the scenic easement be resolved?

Additional comments: _____

Is any additional information required at this time?

Additional comments: _____

Does the Board wish to require a public hearing?

Additional comments: _____

Additional Board Comments:

Chapter 255. Zoning

Article VI. Site Plan Review

§ 255-6-45. Minor site plans.

[Amended 10-16-1987 by L.L. No. 16-1987; 11-15-1996 by L.L. No. 19-1996; 11-1-2002 by L.L. No. 34-2002]

Notwithstanding the provisions of § 255-6-40 hereof, the Planning Board may waive the holding of a public hearing on a site plan application which is classified as a Tier Two personal wireless service facility application or which meets each and every one of the following conditions:

- A. Conformance to chapter. The proposed structure does not require a variance from any provision of this chapter.
- B. Health Department approval. The proposed structure does not require approval of the Suffolk County Department of Health Services.
- C. Area and habitability. The proposed structure is not habitable and covers no more than 500 square feet in area.
- D. Parking. No additional parking is required under this chapter.
- E. Planning considerations. The proposed structure will not create a visual detriment to surrounding properties or to the general public and will not cause drainage problems, impede traffic circulation or interfere with the proper overall planning of the site.
- F. Public controversy. The application has caused no significant public controversy.

GRANT OF SCENIC EASEMENT 32717

40 ± AC
SCENIC EASEMENT

THIS INDENTURE, made as of this 31st day of January, 1984, by and between TOWER INVESTMENTS, a partnership having a principal place of business at ^{C/o John McGowan, Esquire, 135 Main Street,} ~~P.O. Box 610, Wainsett, East Hampton~~ New York 11975, ("the grantor"), and THE TOWN OF EAST HAMPTON, a municipal corporation having its office at 159 Pantigo Road, East Hampton, New York 11937, ("the grantee"),

WHEREAS, the grantor is the owner of lands at Springs-Fireplace Road, Town of East Hampton, County of Suffolk and State of New York, described as follows:

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

BEGINNING at a point which is the intersection of the westerly side of Springs-Fireplace Road (Suffolk County Road No. 41) and the easterly side of an unopened road known as Old Fireplace Road; and running thence from the point of beginning along the westerly side of Springs-Fireplace Road (Suffolk County Road No. 41) South 13° 35' 53" West 580.00 feet to a point; running thence North 76° 24' 07" West 10.00 feet; running thence North 13° 35' 53" East 66.00 feet; running thence North 28° 00' 00" East 29.06 feet; running thence North 62° 00' 00" West 7.46 feet; running thence North 13° 35' 53" East 50.00 feet; running thence North 28° 23' 48" East 27.41 feet; running thence North 13° 35' 53" East 106.50 feet; running thence North 16° 39' 21" West 13.89 feet; running thence North 13° 35' 53" East 26.00 feet; running thence North 64° 26' 52" West 98.16 feet to a point on the easterly side of Old Fireplace Road; running thence along the easterly side of Old Fireplace Road the following two (2) courses and distances: 1. North 33° 01' 04" East 117.00 feet; and 2. North 40° 29' 54" East 148.38 feet to the point or place of BEGINNING,

0300
DIST.
11900
SEC.
0500
BLK.
2000.000
LOT
006.000



and the said parcel constitutes an area of natural scenic beauty, and the present state of use enhances the present and potential value of abutting and surrounding properties and enhances the conservation of natural and scenic resources; and

WHEREAS, the grantor wishes to grant a scenic and conservation easement to the grantee affecting the above-

23-1

identified real property; and

The grantee has instituted and is carrying out programs to maintain open space and to preserve the beauty and natural condition of lands in the Town; and

The General Municipal Law of the State of New York at Section 247 carries into law the declared intent of the Legislature of the State of New York that the rapid growth and spread of urban development is encroaching upon, or eliminating many open areas and spaces of varied size and character, including many having significant scenic or esthetic value, which areas and space if preserved and maintained in their present open space would constitute important physical, social, esthetic or economic assets to existing or future Town development; and

The grantee, in furtherance of the above policy and in accordance with General Municipal Law, Section 247, wishes to accept the scenic and conservation easement hereby proffered by the grantor.

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

1. The grantor does hereby donate, grant, transfer and convey unto the TOWN OF EAST HAMPTON, in perpetuity, a scenic and conservation easement in gross, of the nature, character and to the extent hereinafter set forth, over and upon all that certain lot, piece or parcel of land as set forth and described above (hereinafter sometimes referred to as the "burdened premises").

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

(a) No building or structures of any description shall be erected on the burdened premises.

(b) No topsoil shall be removed from the burdened

premises nor shall sand, gravel, peat or other minerals be excavated therefrom for any purpose;

(c) Burdened premises, to maintain their present appearance, shall remain in their natural state, and for this purpose the grantor, its heirs and assigns, reserve the exclusive right to use and enjoy said burdened premises;

(d) The grantee shall have the right to annual inspection of the burdened premises for the purpose of assuring itself that the grantor is not in violation of any of the terms and conditions of this scenic easement, such inspection to be by prior arrangement with and at the convenience of the grantor.

(e) Grantor reserves the right to plant and otherwise improve said scenic easement areas with shrubs, etc.

3. The nature, character and extent of limitations on the within grant of easement are as follows:

(a) The burdened premises shall not be open or available to the public for general or park use, but shall remain at all times in the exclusive possession of the grantor, its heirs and assigns, and subject to its unqualified right to exclude others therefrom by any and all lawful means, except as indicated in paragraph 2(d).

(b) All right, interests and privileges of the grantor in the burdened premises not herein specifically donated, granted, transferred and conveyed, remain and reside with the grantor, its heirs and assigns.

4. The grantee hereby undertakes to cooperate to the extent legally permissible in having the valuation placed upon the burdened premises for purposes of real estate taxation taken into account and limited by the restrictions imposed by this scenic easement, all in accordance with State of New York General Municipal Law, Section 247.

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

TOWER INVESTMENTS

By: Judith Siegel
Partner

TOWN OF EAST HAMPTON

By: Judith Hope
Supervisor

ATTEST:

Kathleen Mott
Town Clerk

Dupy

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 5th day of January, 1984, before me personally came JUDITH SIEGEL, to me personally known, and known to me to be a member of the partnership of Tower Investments, and known to me to be the individual described in and who executed the foregoing instrument in the partnership name of Tower Investments, and she duly acknowledged to me that she executed the same for and in behalf of said partnership.

Patricia Swanson
Notary Public

PATRICIA SWANSON
Notary Public, State of New York
No. 52 4609969
Qualified in Suffolk County
Term Expires March 30, 1985

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 9th day of ~~January~~ ^{April}, 1984, before me personally came JUDITH HOPE, to me known, who, being by me duly sworn, did depose and say that she resides in East Hampton, Suffolk County, New York; that she is the Supervisor of the Town of East Hampton, the municipal corporation described in and which executed the foregoing instrument; and that she signed her name thereto pursuant to a resolution duly adopted by the Town Board of the Town of East Hampton.

Grace A. Borsicil
Notary Public

GRACE A. BORSICIL
NOTARY PUBLIC, State of New York
No. 52-8416575 Qualified in Suffolk County
Term Expires March 30, 1986





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

SITE PLAN INITIAL EVALUATION

J Cucci – Site Plan/Special Permit

SCTM#300-145-5-22.1

74 Queens Lane, East Hampton

Prepared by: Eric Schantz
Senior Planner 

Date: May 7, 2020

1. APPLICATION INFORMATION

- A. **INFORMATION RECEIVED:** 07/19/17 Applicant submission; cover letter; EAF Part I, application form, narrative, survey prepared by Saskas Surveying Company, P.C dated last revised February 13, 2020
- B. **DATE SUBMITTED:** March 13, 2020
- C. **OWNER:** D & D Cucci, LLC
- D. **APPLICANT/AGENT:** Jeffrey Freireich c/o Whalen Filer
- E. **SCHOOL DISTRICT:** East Hampton
- F. **STREET NAME:** 74 Queens Lane
- G. **TYPE OF STREET:** Town
- H. **ZONING DISTRICT:** CI: Commercial Industrial
- I. **SEQRA - TYPE OF ACTION:** Unlisted
- J. **INVOLVED AGENCIES:** Architectural Review Board
- K. **OTHER REVIEW:** Office of Fire Prevention, Suffolk County Planning Commission

2. DESCRIPTION OF PROJECT

- A. **PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE:** See issues for discussion
- B. **EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Single-Family Residence
- C. **ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** See issues for discussion
- D. **AREA OF PARCEL (SQUARE FEET):** 16,201 sq. ft.
- E. **MOST RECENT CERTIFICATE OF OCCUPANCY:** 4/23/02 Fernando

& Annabelle Sanabria – 886 sq. ft. one-story, frame, one family residence having one kitchen only

- F. DESCRIPTION OF EXISTING STRUCTURES:** Single family residence with associated accessory structures, exterior storage
- G. DESCRIPTION OF PROPOSED STRUCTURES:** Gravel storage yard
- H. EXISTING & PROPOSED LOT COVERAGE:** Existing: 5.53%, proposed: 5.53%
- I. EXISTING & PROPOSED TOTAL COVERAGE:** Existing: 18.84%, Proposed: 62.95%
- J. HEIGHT OF PROPOSED STRUCTURES:** N/A
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
- L. NUMBER OF EXISTING PARKING SPACES:** 2
- M. NUMBER OF PARKING SPACES REQUIRED:** see issues for discussion
- N. TOTAL PARKING SPACES PROVIDED:** See issues for discussion
- O. VARIANCES REQUIRED:** None appear to be needed
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion below
- Q. DISTANCE TO PUBLIC WATER:** @ Queens Lane
- R. SOURCE OF WATER SUPPLY:** Public
- S. METHOD OF WASTE DISPOSAL:** Individual sanitary system (for residence)
- T. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** Not provided, no change
- U. NUMBER OF ACCESS POINTS:** 2
- V. IS SIGHT DISTANCE ACCEPTABLE?** To be determined

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

See issues for discussion below

4. SITE ANALYSIS:

- A. SOIL TYPE:** P1A: Plymouth loamy sand, 0 - 3% slopes
- B. FLOOD HAZARD ZONE:** X
- C. DESCRIPTION OF VEGETATION:** 100% cleared (lawn & scattered mature Oaks)
- D. RANGE OF ELEVATIONS:** Not provided
- E. NATURE OF SLOPES:** Flat
- F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A
- G. SETBACK FROM ANY WETLAND OR WATER BODY:** >500'
- H. ARE THERE TRAILS ON SITE?** No
- I. DEPTH TO WATER TABLE:** Information not provided
- J. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
- K. IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
-------------------------------------------------	----

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

Other Background Information:

Site plan application has been made for a fenced - in, gravel base, facility for portable sanitary units, supplies and vehicles on a parcel containing a legally pre-existing, non-conforming single-family residence.

The property is situated on Queen’s Lane within the Springs Fireplace Road Corridor and is zoned CI: Commercial Industrial. It is 100% un-cleared of natural vegetation. The neighboring properties to the east, west, north and south are also zoned CI: Commercial Industrial and contain industrial uses.

Issues for Discussion:

SEQRA

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is an unlisted action. The Planning Department recommends that the Board declare lead agency status.

Definition and History of Use

The applicants have applied for a “service commercial” use which is defined in section 255-1-20 of the Town Code as follows:

“SERVICE COMMERCIAL

A place of work for building trade shops or contractors, including but not limited to electrician, plumbing, landscaping, building and construction contractors' shops”

This use definition has most commonly been applied to shops (i.e. buildings) where contractors store and routinely service equipment for contractors. The applicants appear to be proposing something more like a “storage yard” as they are proposing no new buildings but rather an outdoor area for storage of various items for an individual contractor business. Storage yard is not a specifically defined use in section 255-1-20 but it is within the use tables (255-11-10).

Service commercial is a special permit use in the CI: Commercial Industrial Zoning District and storage yard is a permitted use. The applicants should outline the proposed nature of the use in more detail for the Board at this time and the Board may wish to consult the Building Inspector as to what the proper use definition should be.

It appears based upon a review of Building Department records and aerial photographs that the rear portion of this property has been used for storage since at least 2004, without the benefit of site plan approval.



2004 aerial photograph



2010 aerial photograph



2013 aerial photograph



2016 aerial photograph

Groundwater Protection

The parcel is situated within the South Fork Special Groundwater Protection Area. The submitted plans do not indicate any proposed storm water control structures or calculations.

The plans indicate that the storage area is to be gravel but no standard cross section, which would illustrate any proposed layers of different base to top materials (e.g. RCA, RAP, Etc.), has been provided. If the storage area is simply to be a layer of gravel, such a design would allow any hazardous liquids spilled to directly leach into groundwater.

The applicants should include in a narrative what items are proposed to be stored on the site. Particularly, hazardous materials such as liquid fuels for the vehicles stated to be stored on-site, chemicals substances needed to sterilize portable toilets, or equipment need to insure the same. The need for structures that could contain potentially hazardous materials should be discussed.

On-Site Uses

The property has a certificate of occupancy for a modestly sized, yet pre-existing, non-conforming use in the form of a (866 sq. ft, one-story, single-family residence) single-family residence, a non-conforming use in a CI: Commercial Zoning District. The applicants propose a second, conforming use.

Section 255-2-45 A (1) and (2) of the Town Code references the number of allowable uses on a lot:

(1) *"Any one residential district lot or any one residential property: one use, or agriculture and/or animal husbandry plus one other use.*

(2) *"Any one commercial district lot or any one commercial property in any district: two uses...."*

The definitions of "commercial property" and "residential property" indicate that this is a residential property and that a commercial use would only be permitted if the residence were removed"

COMMERCIAL PROPERTY

Any lot containing a nonconforming business use and any vacant or improved lot in a commercial use district, unless the only principal use or uses on that lot are one or more single-family residences. See "residential property."

RESIDENTIAL PROPERTY

Any lot in any district on which there are located one or more single-family residences as the only principal use or uses on the lot, and any vacant lot in any single-family residential district."

Parking, Access Lanes and On-Site Circulation

The project description states that vehicles will be stored on the site. No parking spaces or access lanes have been illustrated and this will be required to determine compliance with the Code.

The rear storage area is about ¼ of an acre and oddly shaped, making it constrained and limiting areas where vehicles would be able to meet Code required dimensions for parking spaces and access lanes as well as turning abilities. It appears that the only area which could possibly meet these standards would be the northern part of the storage area.

parking spaces and access lanes as well as turning abilities. It appears that the only area which could possibly meet these standards would be the northern part of the storage area.

Parking spaces and access lanes need to be illustrated on a site plan. The type and size of vehicles to be stored on site should be identified in order to determine if on-site circulation is adequate.

Access to the rear storage area is currently taken across the property to the immediate north (SCTM#300-145-5-21.001), 76 Queens Lane. The applicants should clarify if this is still intended to be the method of access and if so, an easement or other instrument ensuring this access point in perpetuity will need to be established.

Traffic

No estimates of generated vehicular traffic have been provided. This information should be required, particularly given the lot's location within the Springs Fireplace Road Corridor which already has a large volume of traffic, much of it for large commercial vehicles.

Dimensional Regulations

It appears that the proposed project meets all dimensional requirements with the exception that the storage area has been proposed right up to the rear and both side property lines. The minimum required rear and side yard setbacks from these property lines are 25' and 15', respectively. However, the Board has the authority to waive accessory structure setbacks pursuant to section 255-6-63 of the Town Code. The property is entirely surrounded by CI: Commercial Industrial zoning. The Board should determine whether or not to waive the accessory structure setbacks.

Lighting

No information pertaining to exterior lighting has been submitted. If lighting is proposed a lighting plan should be submitted.

Landscaping

No information pertaining to additional landscaping or screening has been submitted. The Board should determine if this is necessary. It would be beneficial to add screening along Queens Lane and possibly a scenic easement, although the lot does not have a significant length of frontage along this roadway.

Site Plan Elements

A full site plan including the following is required:

- Proper title
- Drainage control structures
- Sanitary systems (including existing and proposed systems and sanitary calculations)
- Parking calculations

Architectural Review Board

The applicants have submitted an application to the ARB and this involved agency's approval will ultimately be required.

Conclusion

In conclusion, the application is incomplete pending the resolution of the aforementioned issues and the submission of the required items.

ES

Planning Board Consensus

Declare lead agency?

Additional comments: _____

Should the applicants clarify what items are proposed to be stored on the site. Particularly, hazardous materials such as liquid fuels for the vehicles stated to be stored on-site, chemicals substances needed to sterilize portable toilets, or equipment need to insure the same?

Additional comments: _____

Should details regarding parking, access and on-site circulation be provided?

Additional comments: _____

Should information regarding generated traffic be submitted, including possibly a traffic study?

Additional comments: _____

Should any additional landscaping or screening be provided?

Additional comments: _____

Additional Board Comments:



Basemaps: 2018 Piedmont Digital Ortho Photography
 Suffolk County Real Property Tax Service
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 Real Property Taxmap parcel linework used with permission of
 Suffolk County Real Property Tax Service Agency (RPTS.A)



1" = 150 feet

Feet

0 40 80

**THE TOWN
 OF
 EAST HAMPTON
 J CUCCI
 74 QUEENS LANE**

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

Date Prepared: <Month day, Year>



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

July 8, 2020

To: Planning Board

From: JoAnne Pahwul, AICP
Planning Director

Re: Nick Cohen Artist Studio Application
10 Lafayette Place, Springs
SCTM#300-94-02-10

An application has been submitted to construct a 26' x 40', or 1,094 sq. ft. artist studio on a vacant 25,222 sq. ft. parcel situated on Lafayette Place in Springs in a B Residence zoning district. The applicant is in contract to purchase the parcel and owns and resides on an adjoining parcel containing a single family residence.

§255-11-88 of the Town Code, revised in 2019, sets regulations for artist studios and provides that the Planning Board shall review and approve such.

Artist Documentation

The Town Code requires the following documents to demonstrate that the applicant is a working artist.

- Description of the applicant's art form
- Professional fine art resume
- Documentation relevant to the applicant's art form
- Three letters of reference attesting to the artistic nature of the artist's work

The information related to the applicant's work that has been submitted is attached for the Board's review.

§255-1-20 (Definitions) of the Town Code provides the following definition.

FINE ARTS

The study and creation of visual works of art requiring highly developed techniques and skills. Such art forms include, but are not limited to, painting, sculpture, printmaking, ceramics and photography.

Limitations on Size of Studio

Limited to Accessory Structure Size

§255-11-88 (1) of the Town Code limits the size of the artist studio to that of a legal accessory structure, or 600 sq. ft., unless the applicant demonstrates to the Planning Board the need for a larger size structure. If a larger structure is proposed, the Planning Board needs to determine that:

- the property constraints make it difficult or impractical to construct a studio that is attached to the principal building or to construct a studio that conforms to the size of an accessory structure;
- the applicant has justified the need for a larger studio based on the applicant's art form and the scope or size of the work;
- the size is compatible with the residential neighborhood.

Limitation if Board finds larger size is warranted

If the Board makes a finding that the larger structure is justified the following additional limitations on the size of the artist studio apply:

- a) no such Artist's Studio shall in any case exceed the lesser of:
 - (a) The gross floor area of the ground floor of the residence, or 1,040 sq. ft.
 - (b) An area equal to 5% of the area of the lot, or 1,261 sq. ft.
 - (c) Two thousand five hundred square feet.

For this site, (a) or 1,041 sq. ft. is the lesser of the standards and appears to apply to the application and a 26' x 40', or 1,040 sq. ft. studio is proposed.

It is noted that in this situation, since the studio will be tied to the residence on the adjoining parcel and the Town's records indicate that the footprint of this building is 1,040 sq. ft. the size of the proposed studio should not exceed that.

Accessory Structure Without Principal Structure

Artist studio considered to be an accessory use and therefore the proposal would result in an accessory structure on a lot without a principal use and would be subject to the following provisions of the Town Code.

§255-11-20 Accessory Buildings, structures and uses

C. Preexistence of a main building. No accessory building or structure shall be constructed upon a lot or plot unless a main building or principal use already exists thereon. This restriction shall not be deemed to apply to agricultural buildings and structures. However, where a property owner owns two or more contiguous conforming residential lots in common ownership, at least one of which is improved with a single-family dwelling, an accessory building or structure may be constructed on any vacant contiguous lot, provided that the applicant demonstrates the existence of sufficient buildable area to construct a principal structure on the lot upon which the accessory structure is to be constructed. Should common ownership of the contiguous lots cease, either the accessory building or structure must be removed within nine months or the owner

of the lot without a principal structure must obtain a building permit for a principal building or structure within nine months. For purposes of this provision, common ownership shall be deemed to refer to:

- (1) Title to contiguous properties being held in the same name(s);
- (2) Title to contiguous properties being held by a married or registered domestic couple with any combination of one or both names on either deed; or
- (3) A married or registered domestic couple holding title to one or both of the contiguous properties in the name of a corporation, limited-liability company trust, family limited partnership or similar entity.

Limitation on Plumbing

§ 255-11-88 (2) of the Town Code provides that an artist studio may have a sink but shall have no bath, shower, toilet or other plumbing. Dimensioned floor plans of the studio that depict the interior space and have been submitted and depict a sink and no other plumbing and contain a notation that “no bath, shower, toilet or plumbing other than that for a sink is permitted”.

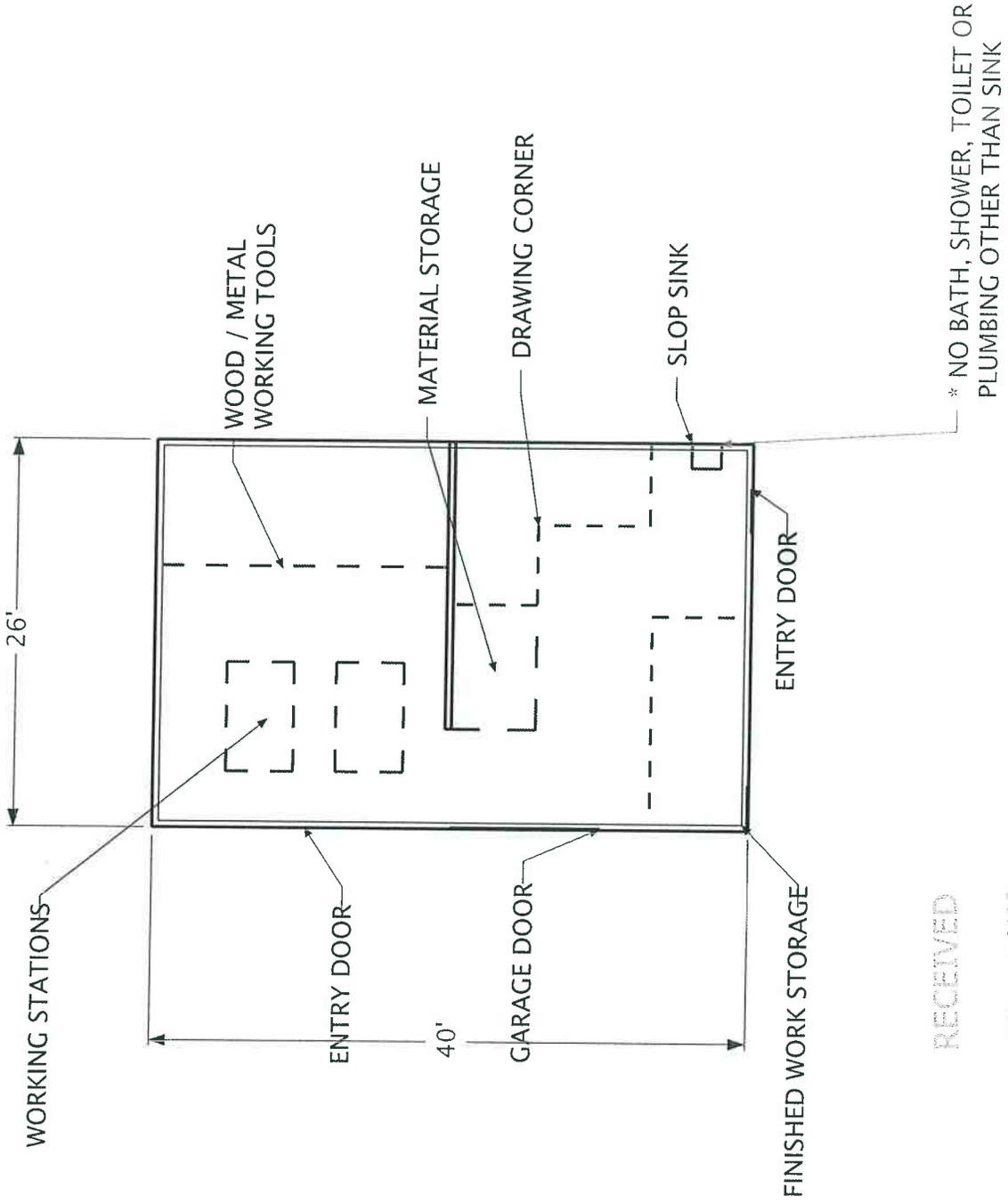
Covenants & Restrictions

If the artist studio is approved, the applicant will be required to record the attached covenants and restrictions that include among other provisions that the studio shall not be used at any time for sleeping or living purposes, shall not be rented for any purpose, except as part of the rental of the entire property, and that no commercial exhibits, commercial classes, or other public events shall be permitted. A copy of a standard C & R for artist studios is attached.

Summary

The Board first needs to consider the material submitted and whether the applicant can be considered a working artist. The applicant requests a 1,040 sq. ft. artist studio that exceeds 600 sq. ft. maximum size of an accessory structure allowed under zoning. Therefore, the Board secondly needs to determine whether a separate structure, rather than an attachment to the existing residence, is warranted and whether the size is justified based on the artist's work. If these determinations are made, the proposal appears to meet the remaining regulations for an artist studio.

10 LAFAYETTE PL.



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JUL -9 2020

PLANNING BOARD

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JUL - 9 2020

PLANNING BOARD

Date: June 18th, 2020

To: Samuel Kramer, Planning Board Chairman & JoAnne Pahwul, ACIP Planning Director

From: Nick Cohen

Re: Cohen Artist Studio Application, 10 Lafayette Place, SCTM#300-94-02-10

In response to the request for additional information, as it pertains to the application for an artist studio permit for Nick Cohen at 10 Lafayette Place in East Hampton, please see below.

Re Point 1: *A survey of the parcel depicting the dimensioned footprint of the studio.*

- Please see survey attached with updated footprint.

Re Point 2: *Dimensioned floor plans of the studio that depict the interior space and any proposed plumbing. § 255-11-88 (2) of the Town Code provides that an artist studio may have a sink but shall have no bath, shower, toilet or other plumbing. The floor plan should contain a notation that "no bath, shower, toilet or plumbing other than that for a sink is permitted". The floor plans can be in sketch form.*

- Please see floorplans attached detailing no plumbing, aside from slop sink, and depicting interior space of proposed studio.

Re Point 3: *255-11-88 (1) of the Town Code limits the size of the artist studio to 600 sq. ft. unless the applicant demonstrates to the Planning Board the need for a larger size structure.*

- My current studio, at 2,400 square feet, enables me the space for particular tools and materials, including larger wood and metal, to produce large scale sculptural works (as depicted in my submitted portfolio of work).
- The unique opportunity to combine work and home – with the property adjacent to us in contract, if granted the studio permit I will be able to purchase - is incentive enough to downsize my workspace in exchange for the opportunity to have my studio as part of an overall vision for my life, work and home.
- Under the condition that I am granted the artist studio, I can scale down significantly, and my hope is that the town will approve the extra space requested: which reflects 1,040 square feet -not exceeding the floorplan of the existing adjacent structure, my home (see point 5 below).
- The extra space will allow me to construct and execute my visions at scale.

Re Point 4: It is noted that the production of furniture does not appear to be defined as fine arts under §255-1-20 (Definitions) of the Town Code.

- By the town's own definition of FINE ARTS ("The study and creation of visual works of art requiring highly developed techniques and skills. Such art forms include, but are not limited

to, painting, **sculpture**, printmaking, ceramics and photography”), **sculpture** is included. Furthermore, I would attest that wood and metal work as an artform, functional or not, is one of the greatest fine art expressions there is, and a highly developed technique that requires both skill and artistic vision.

- Donald Judd’s career is an example of artistic expression transformed in both form and function. Judd started as a painter and transitioned into furniture fabrication to express his fine art form through functional design. His work has been lauded by critics and sits on exhibit at galleries such as Gagosian and David Zwirner next to other fine artists. His retrospective exhibition is currently on view at MoMa.
- Another example of a fine artist expression via woodworking, Wharton Esherick brought modern woodworking into the realm of fine art starting in the late 1920s. Esherick began his career as a painter, but when he turned his attention to utilitarian objects such as chairs, bowls, tables, he became widely renowned. He later went on to fulfill commissions for everything from flagpoles to interior treatments, wall panels and shelves, even sofas – all deemed as art. He believed, as do I, that the approach to sculptural design is a balance of physical and abstract expressionism, similar to that explored in painting and other fine arts. His words ring true: “If I can’t make something beautiful out of what I find in my own backyard, I have better not make anything.”
- Dia Art Foundation, which is committed to advancing, realizing, and preserving the vision of artists, exhibits predominantly sculpture and light installations. Dia fulfills its mission by commissioning single artist projects and exhibitions that include on-site installations. Their grounds are host to a focused group of sculptors, fabricators, and artist expressions of the 1960s and 1970s, many of whom fall into the category of wood and metal work expressionism.
- Upon a generic Google search, it is found “historically, the five main **fine arts** were painting, **sculpture**, architecture, music, and poetry.” The art world is evolving and along with it are the techniques, mediums and ways of artistic expression. Our community has always fostered the arts, and Springs in particular is a place of monumental inspiration and historically renowned artisans. I feel my addition to the threads of this community are exhibited through my works, through my dedication to the arts, and to fostering a continued pledge to the artistic community of our town. I hope you will share my passion for preserving these artistic corners of our landscape.

Re Point 5: Size of studio cannot exceed the footprint of the residence. In this situation, since the studio will be tied to the residence on the adjoining parcel and the Town’s records indicate that the footprint of this building is 1,040 sq. ft. the size of the proposed studio should not exceed that.

- Please see resubmitted floorplan and survey depicting art studio at 1,040 square foot scale.

I am available, via cell (631) 433-4926 or email nickbcohen@gmail.com should you have any further questions, concerns or inquiries.

I look forward to hearing from you.

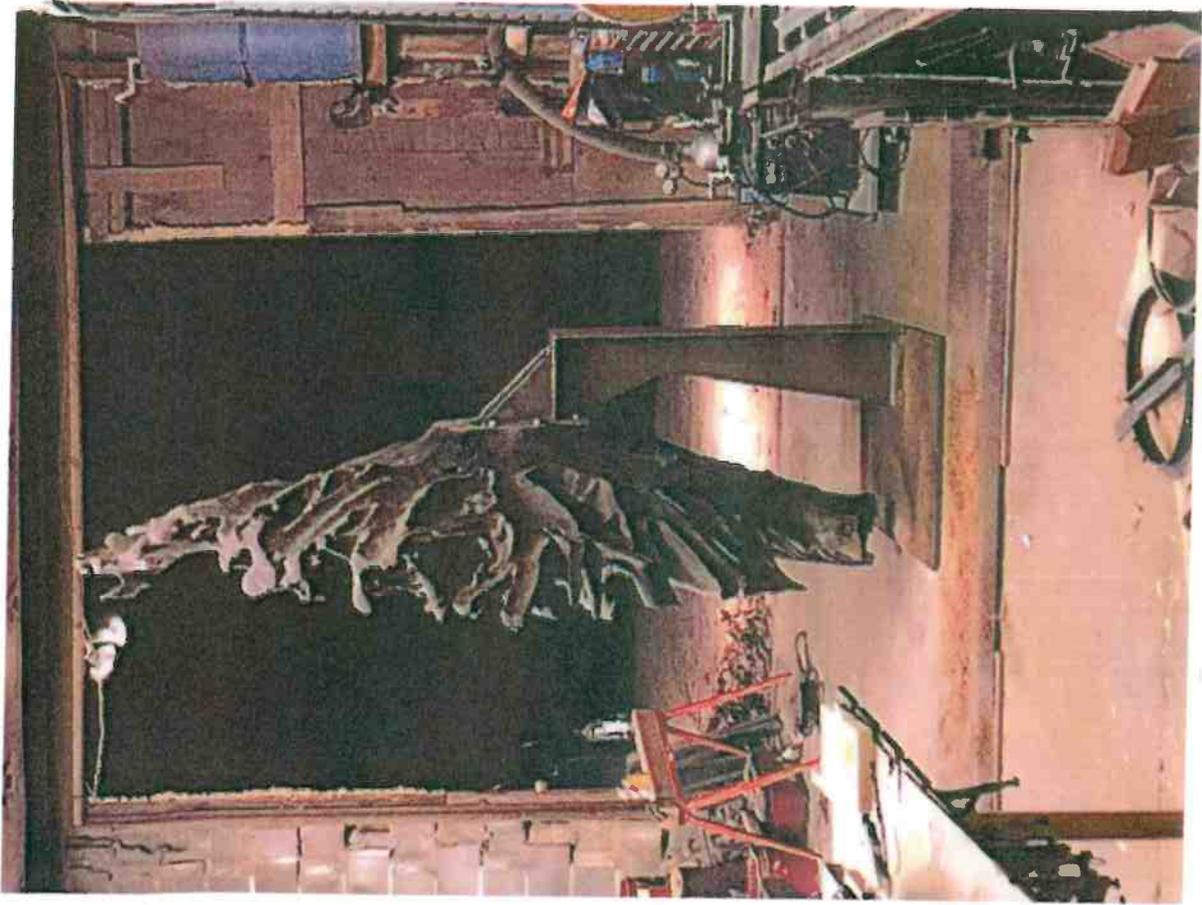
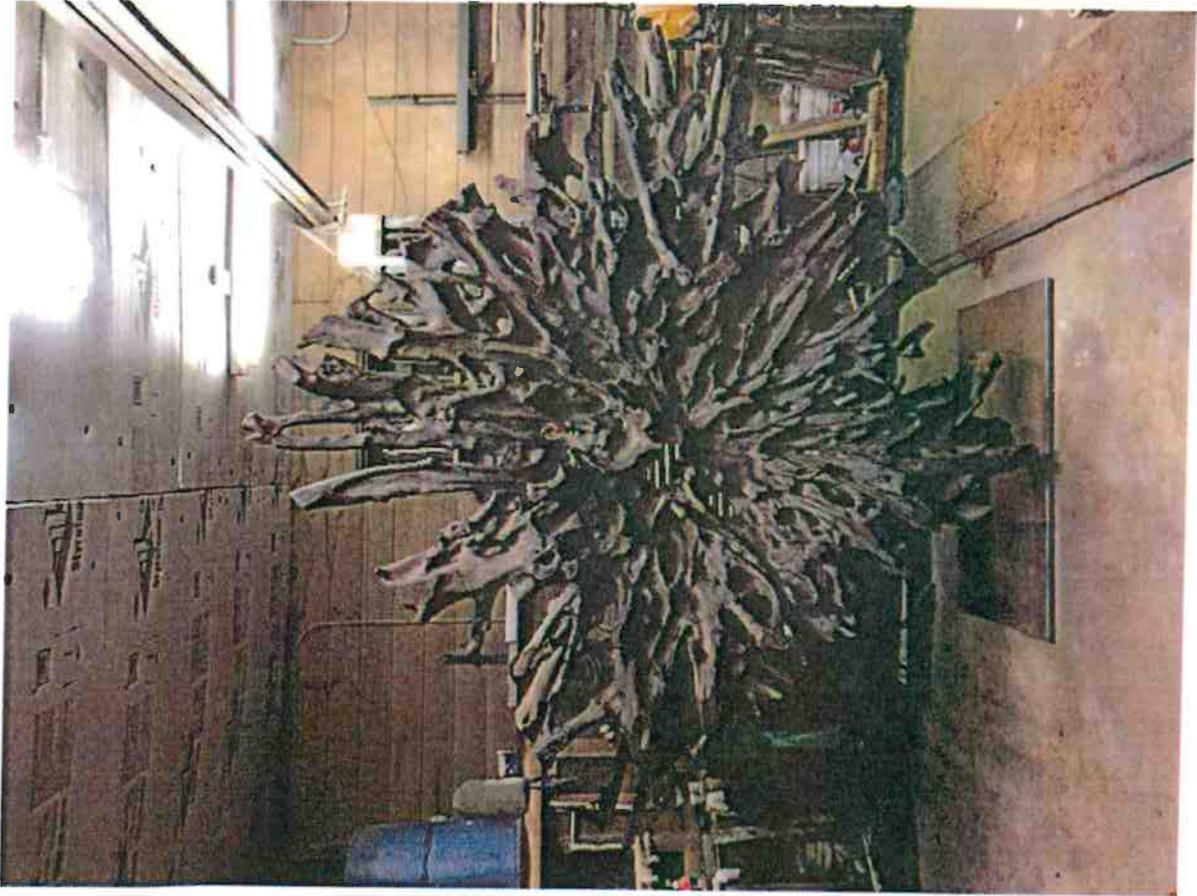
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PLANNING BOARD

NICK COHEN

PORTFOLIO OF WORK
ADDENDUM



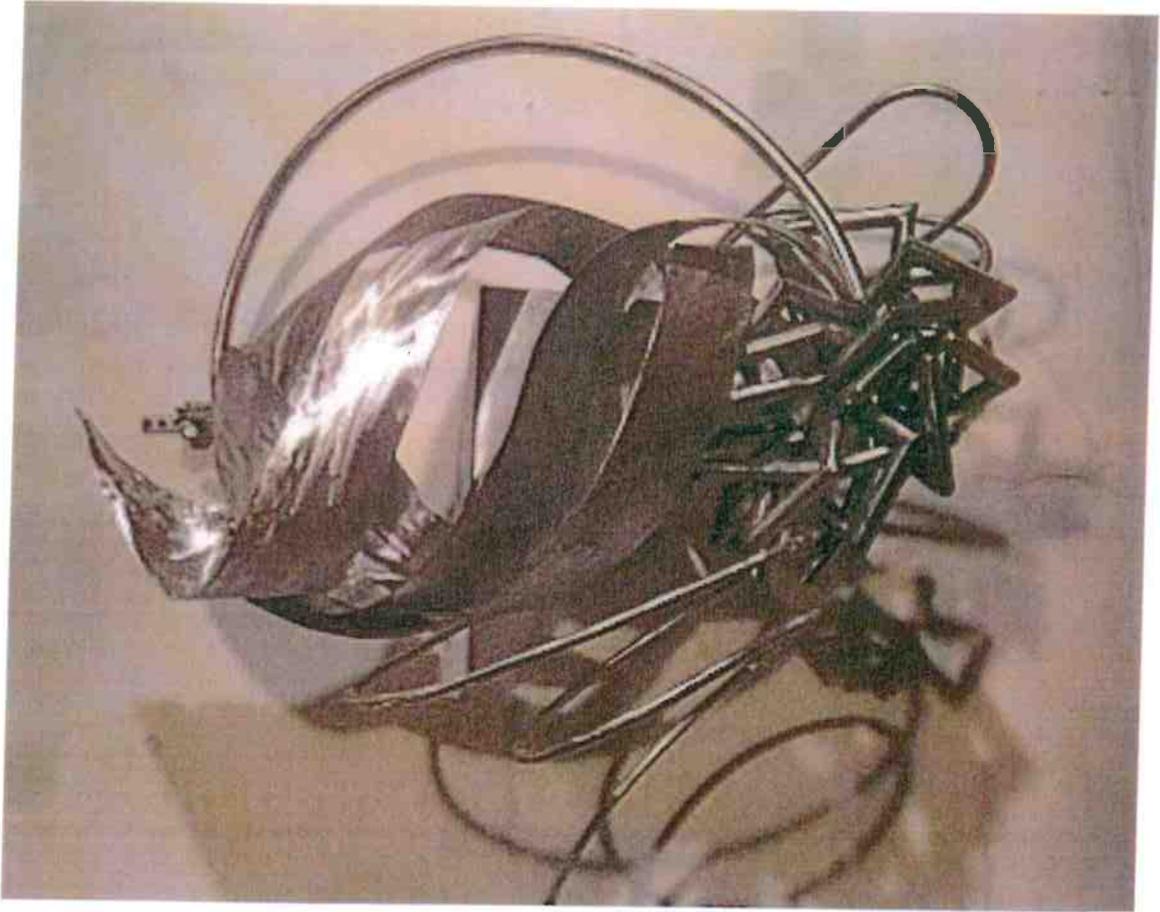
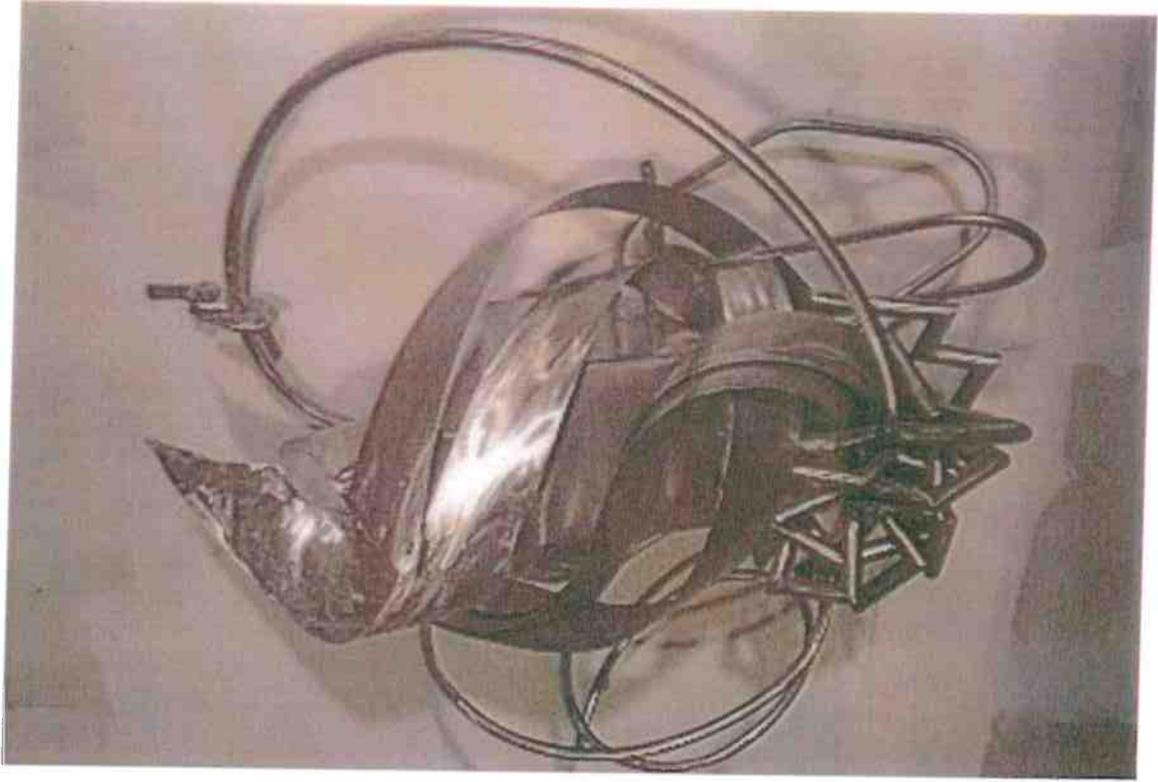
TEAK & STEEL SCULPTURE



WELDED STEEL & ENAMEL SCULPTURE



AMERICAN WALNUT & BRONZE TABLE



STAINLESS STEEL HANGING SCULPTURE

ARTIST'S STUDIO

[Amended 3-16-1990 by L.L. No. 3-1990; 10-6-2006 by L.L. No. 25-2006]:

(1) An artist's studio, as defined in § 255-1-20, shall not contain more than one story which may be situated above a garage or other conforming accessory structure, shall not be of greater height together with any ground level garage or other conforming accessory structure than such residence and shall not have a gross floor area greater than:

(a) The gross floor area of the ground floor of the residence;

(b) An area equal to 5% of the area of the lot; or

(c) Two thousand five hundred square feet, whichever is lesser.

(2) An artist's studio may have a sink or sinks, but shall have no bath, shower, toilet or other plumbing of any kind and shall not contain any kitchen appliances, but may have a microwave and coffee maker.

(3) No artist's studio shall be constructed, moved onto or otherwise brought into being on any residential property nor shall any building permit be granted therefor nor shall the same be put to use unless and until the Town Board shall have:

(a) Reviewed and accepted an application filed by the individual which shall enable the Town Board to evaluate the applicant's degree of commitment to his/her fine art form which is professional in nature, establishes both his/her serious, consistent commitment to the arts and current engagement in his/her art form on an ongoing basis. Hobbyists and others for whom fine arts is not their primary professional work are generally ineligible. The following information must be included with the application, with no single element serving as a deciding factor:

[1] A description of the applicant's art form;

[2] A professional fine arts resume pertinent to the applicant's work which may include educational background, professional training, public exhibitions, critical reviews, grants and awards;

[3] Documentation appropriate to the applicant's particular art form which should reflect a body of work, including recent work, which may include, but is not limited to, photographs of his/her work, exhibition announcements and catalogue reviews; and

[4] Three letters of reference attesting to the artistic nature of the applicant's work.

(b) Accepted a duly executed and recordable instrument, in a form acceptable to the Town Attorney, establishing

(b) Accepted a duly executed and recordable instrument, in a form acceptable to the Town Attorney, establishing covenants and restrictions as set forth herein.

(4) No building permit shall be issued for an artist studio until such application has been approved by resolution by the Town Board pursuant to Subsection (3) above; and the Building Inspector has received proof that the owner/applicant has recorded the covenants and restrictions in the office of the Suffolk County Clerk. The covenants and restrictions must provide that:

(a) The studio shall not be rented or sold to any person for any purpose, except as part of a rental or sale of the entire property.

(b) The structure shall not be used at any time for sleeping or living purposes.

(c) The studio shall be used only for painting, drawing, sculpting or other similar activities involving the crafting or manipulation of materials into objects of fine art by one or more members of the family of the owner or tenant of the residence located on the property.

(d) In the event that the studio is not, cannot or will not be employed for the purpose or use set forth herein for more than six months, the artist, or a representative thereof, must notify the East Hampton Town Building Department in writing. At the request of the artist, the Town Board may permit a studio use to remain vacant for more than six months upon a finding of extenuating circumstances based upon information attested to by the approved artist. Absent that finding, either the new artist occupying the studio must submit an application pursuant to Subsection (3) herein or such studio shall be removed from the property or demolished, or the plumbing existing therein removed, and such studio, if oversized, shall be reduced to a conforming size and put to a conforming use, at the sole expense of the property owner.

(e) There shall be no commercial exhibits of art open to the public on the property and no additional parking may be constructed on site to service the studio, except those exhibits that are a part of an organized and advertised tour of artist's studios.

(f) The owner or renter of the property hereby consents to an annual inspection of the artist studio upon reasonable notice by the Building Department or the Ordinance Enforcement Department for compliance with these provisions and may also be subject to inspection upon reasonable notice by Code Enforcement as part of an investigation in response to a complaint.

(g) All applicable rules and regulations in the Town Code, as the same may from time to time be amended, regarding such studios and their uses shall at all times be adhered to.

(h) Failure to comply with any artist studio restriction may subject the owner or tenant to the penalties contained in the East Hampton Town Code.

(5) Upon conviction for one violation for having converted the artist's studio into living quarters, the Building Inspector, upon certification of those convictions, must either revoke the certificate of occupancy issued for the artist studio and refer the matter to the Zoning Board of

Appeals for proceedings consistent with § 102-15B; or refer the matter to the Town Board to seek the revocation of the certificate of occupancy issued for the artist studio through New York State Supreme Court. The Building Inspector must require that the artist studio be removed, demolished or converted to a conforming use within a time period specified by the Building Inspector. An application to reinstate the artist studio may not be made for a period of five years following revocation of the certificate of occupancy.

ARTIST'S STUDIO DECLARATION

THIS DECLARATION, made as of this _____ day of _____, by

_____ residing at _____

_____ here there after referred to

as the "DECLARANT," as owner of the premises described herein.

WITNESSETH

WHEREAS, DECLARANT is the owner of certain real property situate at

_____, Town of East Hampton, County of Suffolk,

and State of New York, described as follows:

[INSERT METES AND BOUNDS DESCRIPTION OF LAND OR REFER TO SCHEDULE A]

WHEREAS, DECLARANT is desirous of constructing a detached artist's studio on the subject property in compliance with Sections 255-1-20 and 255-11-88 and all other applicable provisions of the Town of East Hampton Zoning Code;

NOW, THEREFORE, in conformance with said Section 255-11-88 of the Town of East Hampton Zoning Code, DECLARANT hereby makes known, admits, publishes, covenants, and agrees, that the artist's studio to be constructed on the subject property shall be constructed in conformance with all applicable provisions of the Town Zoning Code and shall at all times comply with the following restrictions and limitations:

- (I) An artist's studio, as defined in § 255-1-20, shall not contain more than one story which may be situated above a garage or other conforming accessory structure, shall not be of greater height together with any ground level garage or other conforming accessory structure than such residence and shall not

have a gross floor area greater than:

- a. The gross floor area of the ground floor of the residence;
 - b. An area equal to 5% of the area of the lot; or
 - c. Two thousand five hundred square feet, whichever is lesser.
- (2) An artist's studio may have a sink or sinks, but shall have no bath, shower, toilet, or other plumbing of any kind and shall not contain any kitchen appliances, but may have a microwave and coffee maker.
 - (3) The studio shall not be rented or sold to any person for any purpose, except as part of a rental or sale of the entire property.
 - (4) The structure shall not be used at any time for sleeping or living purposes.
 - (5) The studio shall be used only for painting, drawing, sculpting or other similar activities involving the crafting or manipulation of materials into objects of fine art by one or more members of the family of the owner or tenant of the residence located on the property.
 - (6) In the event that the studio is not, cannot or will not be employed for the purpose or use set forth for six (6) months, the artist, or a representative thereof, must notify the East Hampton Town Building Department in writing. At the request of the artist, the Town Board may permit a studio use to remain vacant for more than six (6) months upon a finding of extenuating circumstances based upon information attested to by the approved artist. Absent that finding, either the new artist occupying the studio must submit an application pursuant to Section 255-11-88 of the East Hampton Town Code or such studio shall be removed from the property or demolished, or the

plumbing existing therein removed, and such studio, if oversized, shall be reduced to a conforming size and put to a conforming use, at the sole expense of the property owner.

- (7) There shall be no commercial exhibits of art open to the public on the property except those exhibits that are a part of an organized and advertised tour of artist's studios. There shall be no additional parking may be constructed on site to service the studio.
- (8) The owner or renter of the property hereby consents to an annual inspection of the artist studio upon reasonable notice by the Building Department or the Ordinance Enforcement Department for compliance with these provisions.
The studio may also be subject to inspection upon reasonable notice by Code Enforcement as part of an investigation in response to a complaint.
- (9) All applicable rules and regulations in the Town Code, as the same may from time to time be amended, regarding such studios and their uses shall at all times be adhered to.
- (10) Failure to comply with the any artist studio restriction may subject the owner or tenant to the penalties contained in the East Hampton Town Code.
- (11) Upon conviction for one (1) violation for having converted the artist's studio into living quarters, the Building Inspector, upon certification of those convictions, must either: (i) revoke the certificate of occupancy issued for the artist studio and refer the matter to the Zoning Board of Appeals for proceedings consistent with Section 102-15B of the East Hampton Town Code; or (ii) refer the matter to the East Hampton Town Board to seek the

revocation of the certificate of occupancy issued for the artist studio through New York State Supreme Court. The Building Inspector must require that the artist studio be removed, demolished or converted to a conforming use within a specific time period. An application to reinstate the artist studio may not be made for a period of five years following revocation of the certificate of occupancy.

- (12) In the event of failure by Declarant, or Declarant's successors or assigns, to comply with subparagraph (11) above, the Building Inspector shall, in addition to taking any other remedies or actions permitted by law, notify the Town Assessor, who shall make an appropriate adjustment to the assessed value for the subject property.
- (13) Nothing in this instrument shall be deemed to preclude the Town from exercising any particular legal or equitable remedy otherwise available to it to enforce the provisions hereof.
- (14) Town of East Hampton has approved and consented to the filing and/or recording of the Declaration in its present form and this Declaration may not be terminated, revoked, or abandoned, nor may any of its terms, restrictions, provisions, or conditions be amended or modified in any manner, without the prior written consent of the Town of East Hampton.
- (15) In the absence of such prior written consent by the Town of East Hampton, the terms, restrictions, provisions, and conditions of this Declaration shall continue to apply to the structure hereby designated as an artist's studio, regardless how or whether that structure is hereafter enlarged, modified, or in

any way altered by Declarant or Declarant's successors in interest who are all bound by this declaration.

- (16) The Declarant must record this Declaration at the Office of the Suffolk County Clerk.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be duly executed as of the date and year first above written.

(Declarant)

ACKNOWLEDGEMENT

STATE OF NEW YORK)

COUNTY OF)

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

Notary Public

RECORD AND RETURN TO:

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

Approved as to Form, Content,
And Execution

Town Attorney

Date: June 18th, 2020

To: Samuel Kramer, Planning Board Chairman & JoAnne Pahwul, ACIP Planning Director

From: Nick Cohen

Re: Cohen Artist Studio Application, 10 Lafayette Place, SCTM#300-94-02-10

In response to the request for additional information, as it pertains to the application for an artist studio permit for Nick Cohen at 10 Lafayette Place in East Hampton, please see below.

Re Point 1: *A survey of the parcel depicting the dimensioned footprint of the studio.*

- Please see survey attached with updated footprint.

Re Point 2: *Dimensioned floor plans of the studio that depict the interior space and any proposed plumbing. § 255-11-88 (2) of the Town Code provides that an artist studio may have a sink but shall have no bath, shower, toilet or other plumbing. The floor plan should contain a notation that "no bath, shower, toilet or plumbing other than that for a sink is permitted". The floor plans can be in sketch form.*

- Please see floorplans attached detailing no plumbing, aside from slop sink, and depicting interior space of proposed studio.

Re Point 3: *255-11-88 (1) of the Town Code limits the size of the artist studio to 600 sq. ft. unless the applicant demonstrates to the Planning Board the need for a larger size structure.*

- My current studio, at 2,400 square feet, enables me the space for particular tools and materials, including larger wood and metal, to produce large scale sculptural works (as depicted in my submitted portfolio of work).
- The unique opportunity to combine work and home – with the property adjacent to us in contract, if granted the studio permit I will be able to purchase - is incentive enough to downsize my workspace in exchange for the opportunity to have my studio as part of an overall vision for my life, work and home.

- Under the condition that I am granted the artist studio, I can scale down significantly, and my hope is that the town will approve the extra space requested: which reflects 1,040 square feet -not exceeding the floorplan of the existing adjacent structure, my home (see point 5 below).
- The extra space will allow me to construct and execute my visions at scale.

Re Point 4: It is noted that the production of furniture does not appear to be defined as fine arts under §255-1-20 (Definitions) of the Town Code.

- By the town's own definition of FINE ARTS ("The study and creation of visual works of art requiring highly developed techniques and skills. Such art forms include, but are not limited to, painting, **sculpture**, printmaking, ceramics and photography"), **sculpture** is included. Furthermore, I would attest that wood and metal work as an artform, functional or not, is one of the greatest fine art expressions there is, and a highly developed technique that requires both skill and artistic vision.
- Donald Judd's career is an example of artistic expression transformed in both form and function. Judd started as a painter and transitioned into furniture fabrication to express his fine art form through functional design. His work has been lauded by critics and sits on exhibit at galleries such as Gagosian and David Zwirner next to other fine artists. His retrospective exhibition is currently on view at MoMa.
- Another example of a fine artist expression via woodwork, Wharton Esherick brought modern woodworking into the realm of fine art starting in the late 1920s. Esherick began his career as a painter, but when he turned his attention to utilitarian objects such as chairs, bowls, tables, he became widely renowned. He later went on to fulfill commissions for everything from flagpoles to interior treatments, wall panels and shelves, even sofas – all deemed as art. He believed, as do I, that the approach to sculptural design is a balance of physical and abstract expressionism, similar to that explored in painting and other fine arts. His words ring true: "If I can't make something beautiful out of what I find in my own backyard, I have better not make anything."
- Dia Art Foundation, which is committed to advancing, realizing, and preserving the vision of artists, exhibits predominantly sculpture and light installations. Dia fulfills its mission by commissioning single artist projects and exhibitions that include on-site installations. Their grounds are host to a focused group of sculptors, fabricators, and artist expressions of the 1960s and 1970s, many of whom fall into the category of wood and metal work expressionism.

- Upon a generic Google search, it is found “historically, the five main **fine arts** were painting, **sculpture**, architecture, music, and poetry.” The art world is evolving and along with it are the techniques, mediums and ways of artistic expression. Our community has always fostered the arts, and Springs in particular is a place of monumental inspiration and historically renowned artisans. I feel my addition to the threads of this community are exhibited through my works, through my dedication to the arts, and to fostering a continued pledge to the artistic community of our town. I hope you will share my passion for preserving these artistic corners of our landscape.

Re Point 5: Size of studio cannot exceed the footprint of the residence. In this situation, since the studio will be tied to the residence on the adjoining parcel and the Town’s records indicate that the footprint of this building is 1,040 sq. ft. the size of the proposed studio should not exceed that.

- Please see resubmitted floorplan and survey depicting art studio at 1,040 square foot scale.

I am available, via cell (631) 433-4926 or email nickbcohen@gmail.com should you have any further questions, concerns or inquiries.

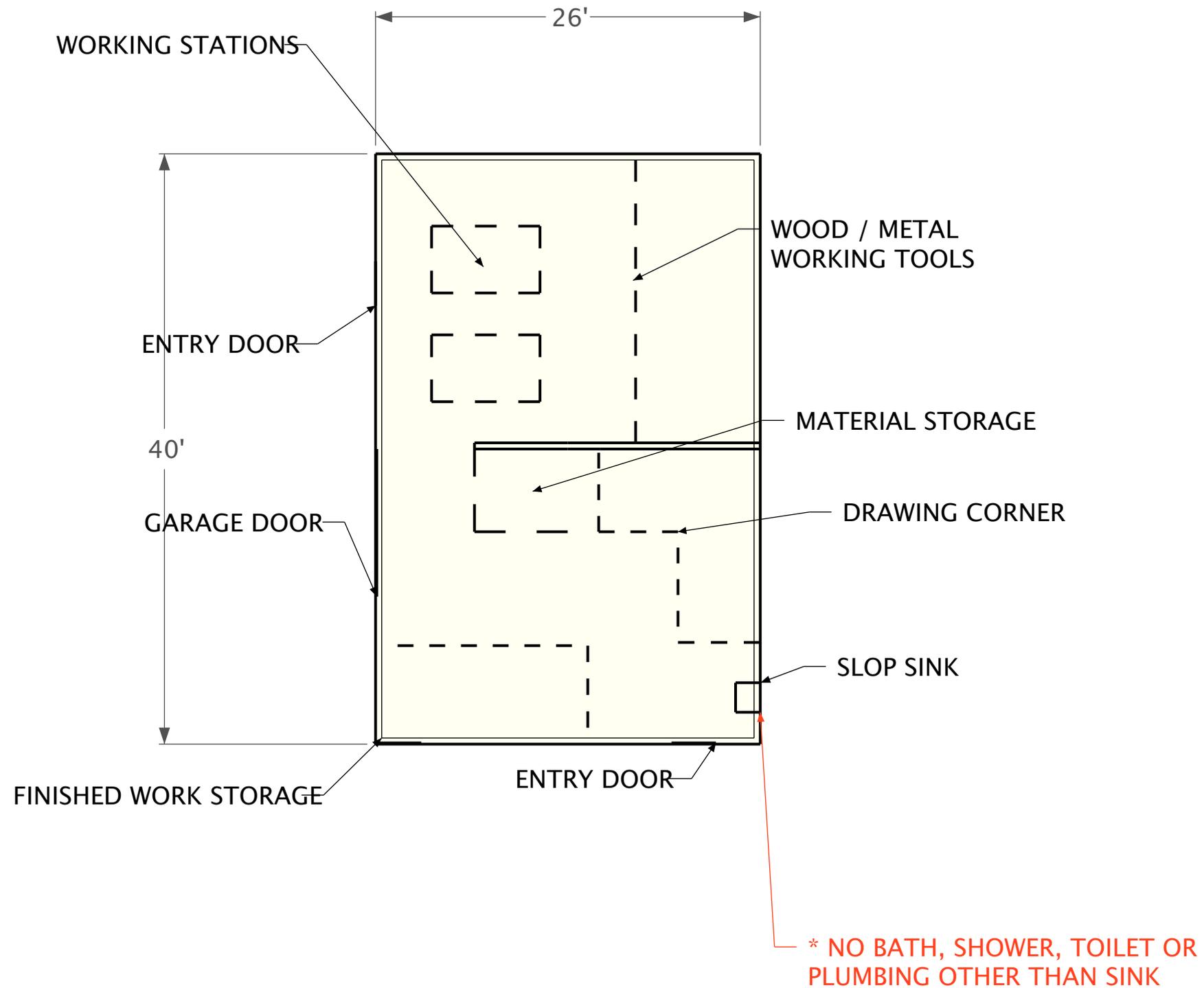
I look forward to hearing from you.

Sincerely,



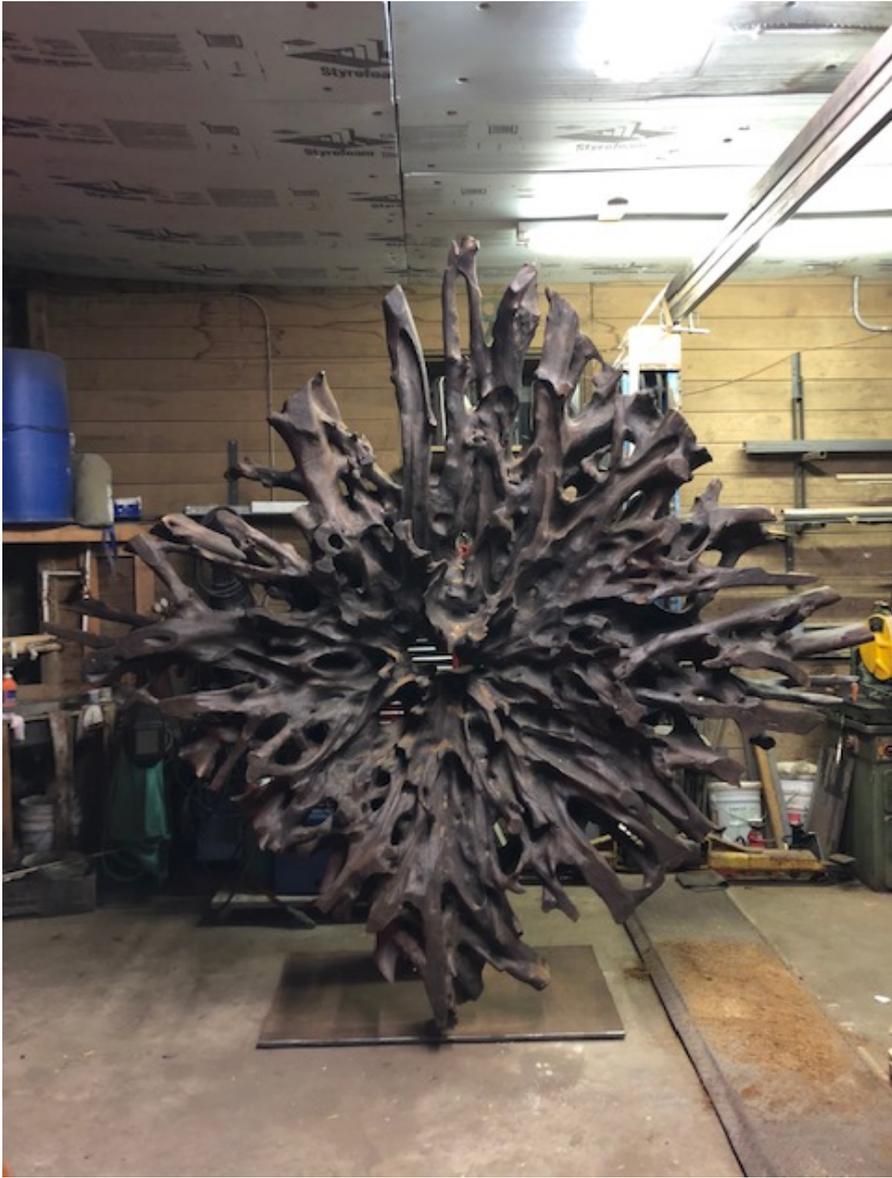
Nick B Cohen

10 LAFAYETTE PL.



NICK COHEN

PORTFOLIO OF WORK
ADDENDUM



TEAK & STEEL SCULPTURE



WELDED STEEL & ENAMEL SCULPTURE



AMERICAN WALNUT & BRONZE TABLE



STAINLESS STEEL HANGING SCULPTURE