



TOWN OF EAST HAMPTON

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SITE PLAN INITIAL EVALUATION Bakhas Izbicki Residence Unit 73 – Site Plan SCTM#300-110-1-13 2178 Montauk Highway, Amagansett

Prepared by: Eric Schantz
Senior Planner

Date: March 20, 2021

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

- Short Environmental Assessment Form Part 1
- Plans prepared by ORS Architecture, dated December 30, 2020; (Sheet ARB-1 Elevations; New Exterior Light Fixture); (Sheet 1 – Location Plan; Symbols; Index of Drawings); (Sheet 2 – Floor Plan; Door & Window List; Reflected Ceiling/Lighting/Furniture Plan); (Sheet 3 – Elevations; section; insulation notes; recheck certificate – dated August 24, 2020); (Sheet 4 –General Notes)
- Site Plan prepared by Walbridge Surveyors, P.C., dated January 22, 2021;
- ARB approval dated January 28, 2021

B. DATE SUBMITTED: March 18, 2021

C. OWNER: Driftwood Apartment Corp.

D. APPLICANT/AGENT: Land Planning Services c/o Laurie Wiltshire

E. SCHOOL DISTRICT: Amagansett

F. STREET NAME: 2178 Montauk Highway

G. TYPE OF STREET: State Route 27

H. ZONING DISTRICT: RS: Resort

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: Architectural Review Board, Office of Fire Prevention, Zoning Board of Appeals

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
- D. AREA OF PARCEL (SQUARE FEET):** 299,770 sq. ft., excluding wetlands
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:** 7/3/18 - C.O 33910 (59000, 62316, 63332) - DRIFTWOOD APT CORP - REPLACEMENT IN PLACE- IN KIND OF 624 SQ. FT. STORAGE BUILDING, 624 SQ. FT. ROOF DECK; INTERIOR ALTERATIONS TO EXISTING (3) THREE STORY BUILDING, 810 SQ. FT. ENTRY LEVEL, 756 SQ. FT. SECOND FLOOR; MAKE CHANGE FACADE OF THIS BUILDING INCLUDING NEW WINDOWS, DOORS; CLOSED IN 225 SQ. FT. PATIO, 70 SQ. FT. SCREENED PORCH; CHANGE 772 SQ. FT. CONCRETE PATIO TO WOOD IN PLACE; ADDING A WINDOW, MOVING AC UNIT IN 19 UNITS; DEMOLISH OLD WOODEN AND CONCRETE DIVIDERS TO REPLACED WITH WOOD SLATS IN 19 UNITS. (SCANNED)
- F. DESCRIPTION OF EXISTING STRUCTURES:** (1) two story frame building w/ motel units, (1) one story frame building with motel units, (3) one story cottages, (1) two story residence, tennis court, pool, pool house, deck and accessory sheds
- G. DESCRIPTION OF PROPOSED STRUCTURES:** New outdoor shower and staircase of roughly 49 sq. ft. and A/C unit enclosure of roughly 32 sq. ft.
- H. EXISTING & PROPOSED LOT COVERAGE:** 34,473 sq. ft. (no change)
- I. EXISTING & PROPOSED TOTAL COVERAGE:** 130,986 sq. ft. (no change)
- J. HEIGHT OF PROPOSED STRUCTURES:** 9' (a/c enclosure)
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
- L. NUMBER OF EXISTING PARKING SPACES:** Not indicated
- M. NUMBER OF PARKING SPACES REQUIRED:** Not determined
- N. TOTAL PARKING SPACES PROVIDED:** Not determined
- O. VARIANCES REQUIRED:** None appear to be required
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion
- Q. DISTANCE TO PUBLIC WATER:** Water main in Montauk Highway
- R. SOURCE OF WATER SUPPLY:** Suffolk County Water Authority
- S. METHOD OF WASTE DISPOSAL:** On-site sanitary system
- T. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** Not indicated
- U. NUMBER OF ACCESS POINTS:** Two
- V. IS SIGHT DISTANCE ACCEPTABLE?** No change

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED): See issues for discussion below

4. SITE ANALYSIS:

- A. **SOIL TYPE:** Dune land, tidal marsh, and Beach
- B. **FLOOD HAZARD ZONE:** Zone X in project area (VE & AE)
- C. **DESCRIPTION OF VEGETATION:** Beach and dune vegetation; grass and ornamental landscaping
- D. **RANGE OF ELEVATIONS:** Approximately 3-19'
- E. **NATURE OF SLOPES:** Relatively flat with rolling dunes
- F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** Freshwater and tidal wetlands on property
- G. **SETBACK FROM ANY WETLAND OR WATER BODY:** See issues for discussion
- H. **ARE THERE TRAILS ON SITE?** No
- I. **DEPTH TO WATER TABLE:** Approximately 0-16'
- J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** The site is not located in an area indicated on the NYSOPRHP map as having known historic or archaeological significance
- K. **IS THE SITE CONTAINED WITHIN:**

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

Other Background Information:

Application is made to construct a new outdoor shower and staircase of roughly 49 sq. ft. and A/C unit enclosure of roughly 32 sq. ft.

The 6.88 acre parcel is located on the south side of Montauk Highway in Napeague in a RS: Resort Zoning District. The site's topography varies from relatively flat to rolling dunes, with dune land, tidal marsh, and beach soils. Freshwater wetlands exist along the northern boundary of parcel and the southerly side borders the Atlantic Ocean.



2020 aerial photograph of the subject parcel

Issues for Discussion:

SEQRA

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

Minor Site Plan

Pursuant to section 255-6-45 of the Town Code, it appears that the application is small enough in scale to qualify as a minor site plans and, as a result, the Planning Board can elect to waive the public hearing requirement.

Natural Resources Special Permit (NRSP)

Although the site plan does not illustrate the setbacks of the proposed new structures to the freshwater wetlands to the north, the application form indicates a setback of 107' for the new staircase. Any new structure within 150' of freshwater wetlands requires a NRSP from the Zoning Board of Appeals (ZBA). The property also contains beach vegetation which also triggers the need for an NRSP. The applicants are encouraged to submit an NRSP application as soon as possible if they have not already done so.

The wetland setbacks should be illustrated on a revised site plan for both the Planning Board and the ZBA.

Waste Water Control

It does not appear that any drywells are proposed to contain the waste water from the outdoor shower. It may be that the shower will drain to the existing sanitary system. Additionally, it is noted that this area has sandy soils and run-off should not be an issue. However, the Board and the applicants should discuss at this time how waste water from the shower will be contained.

Noise

It is not clear from the plans whether the A/C units are existing or proposed. Regardless, the proposed enclosure should aid in noise abatement. The site plan indicates a setback of 16.6' to the eastern property line. However, the neighboring property is Hither Hills State Park and no improvements on that site are within $\frac{3}{4}$ of a mile from the subject parcel. Additionally, it does not appear that the noise standards of Chapter 185 technically apply as these standards regulate noise levels at residential and commercial property lines whereas the neighboring property is neither as it is zoned PC: Parks and Conservation. However, the Board may wish to discuss whether or not additional information regarding noise is required.

Parking

The site plan illustrates the existing parking spaces but does not establish a number of existing spaces. This information should be added to the site plan in order to establish the existing parking for potential future site plan applications.

Lighting

The plans that have been submitted indicate an outdoor shower light and an exterior wall-mounted light. No information pertaining to the design specification of these fixtures was submitted. Manufacturer's specification sheets for the proposed fixtures should be submitted and the applicants should indicate the proposed control methods.

Architectural Review Board

The applicants have submitted a resolution of approval from the Architectural Review Board for the proposed project.

Conclusion

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

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Planning Board Consensus

Should information pertaining to waste-water containment be submitted?

Additional comments: _____

Should information pertaining to generated noise be submitted?

Additional comments: _____

Should manufacturer's specification sheets for proposed exterior lighting be submitted?

Additional comments: _____

Does the Board wish to waive the public hearing requirement?

Additional comments: _____

Additional Board Comments:

