



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

Planning Department
JoAnne Pahwul
Director

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

April 15, 2021

TO: Planning Board

FROM: William Hyland *WH* *JP*
Planner

RE: Adamidou & Koskosidis Minor Subdivision
SCTM#300-197-3-10, 377 Montauk Highway

Last Review Date: January 5, 2012

Items and Date Received:

- Revised survey dated March 22, 2021 prepared by John Barylski, PE LS, of Barylski Land Surveying that accounts for revisions to update the map name and tax map number.

Background Information:

An application has been made to divide the original parcel of SCTM#300-197-3-10 into three individual lots. The original parcel of 269,170 sq. ft. will be divided into Lot 1 consisting of 85,304 sq. ft. (including a proposed scenic easement), Lot 2 consisting of 84,293 sq. ft., and Lot 3 consisting of 84,003 sq. ft. after excluding a proposed flag space and access strip. The property is zoned "A2" Residence which must contain a minimum of 84,000 sq. ft. It is situated off of Montauk Highway in Wainscott.

Issues for Discussion:

Map Revisions

The property contains one existing one-story residence. The survey recently submitted has met with the Planning Department's request to depict the proposed subdivision on a survey of the property, and has also been revised to include the existing clearing lines and calculations of existing clearing for the proposed lots. The building envelopes that merely represented setback requirements have been removed and the existing wells and sanitary systems are now shown.

However, there are still some map revisions that need to be made, including the following:

- The applicant has provided additional clearing calculations. Lot 2 and Lot 3 both meet the requirements of being under the maximum allowed clearing. However, with Lot 1, it is not clear whether the 3000 sq. ft. proposed to be revegetated once the existing asphalt driveway is removed counts towards the 30,500 sq. ft. of existing clearing outlined on the survey. If not, Lot 1 would be in conformance with zoning and thusly revegetation would not be necessary, but if so, a revegetation plan should be submitted and the area to be revegetated should be indicated on the map.
- The lot lines remain confusing and undefined, and the bold lines used for the access easement make it look like its own lot, rather than a common driveway to be shared. The Planning Department pointed out that it's not clear from the revised survey whether the applicants are proposing a flag strip and common driveway to provide access to all three lots.

Office of Fire Prevention

The Planning Department has received comments from the Fire Marshal on April 12, 2021, indicating that the driveway for the proposed project does not meet the Code for either the Town of East Hampton or New York State Fire Codes. In the site plan and subdivision review for the proposed project, the Fire Marshal found the following deficiencies regarding the site:

- As outlined in §220-3.02 of the East Hampton Town Code, all common driveways shall be constructed with an emergency vehicle turnaround area at the terminus of the driveway, and the current survey depicts the emergency turnaround at the intersection of Lots 1 and 2.
- Per §220-3.02, common driveways greater than 500 feet in length also must be constructed with a minimum of one interim emergency vehicle turnoff area.
- The Fire Marshal also notes that in the future interests of the site, should it ever be planned to occupy four buildings or more on its three lots, to be mindful of whether the common driveway should meet the design requirements of fire apparatus access roads, as outlined in §511.2.6 of the New York State Fire Code.



Existing Asphalt Driveway to be Removed



Existing One-Story Residence



Existing Space for Proposed Lots 2 & 3

Conclusion

In order for the application to proceed, the map revisions regarding the clear definition of the lot lines, whether the applicant is proposing a flag strip and common driveway easement for access and whether a revegetation plan will have to be submitted regarding the proposed revegetation of the existing asphalt driveway will have to be made. Additionally, the issues with the proposed common driveway from the Fire Marshal regarding its compliance with both the Town Code and the New York State Fire Codes will need to be addressed.

Planning Board Consensus:

Issue for discussion in the form of a question

Should the Planning Board consider requesting further changes to the survey, including clarifying the nature of the lot lines delineating the lots from the common driveway and whether a revegetation plan needs to be submitted for Lot 1's to-be-removed asphalt driveway?

Additional comments: _____

Issue for discussion in the form of a question

Should the Planning Board consider addressing the concerns of the Fire Marshal regarding the location of the emergency vehicle turnaround, the possible construction of an interim emergency vehicle turnoff area, and potential updating the common driveway so it shall meet the design requirements of fire apparatus access roads?

Additional Board Comments:



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1" = 200 feet
 Feet
 0 50 100

**THE TOWN
 OF
 EAST HAMPTON**
**ADAMIDOU & KOSKOSIDIS
 MINOR SUBDIVISION**
**377 MONTAUK HIGHWAY
 WAINSCOTT**

SCTM#300-197-3-10

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Prepared by
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