



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

April 29, 2021

TO: Planning Board

FROM: Brian Frank
Chief Environmental Analyst 

RE: 80 Firestone Road – Site Plan/Special Permit
SCTM# 300-017-01-05
80 Firestone Road, Montauk
App # A0520160034

Last Review Date: April 28, 2021

Items and Date Received: 04/28/21 Applicant submission;

- Cover letter
- Landscape and Re-vegetation plan (Sheet L3.1) dated March 21, 2021 prepared by Christopher LaGuardia – LaGuardia Design Landscape Architecture P.C.

Background Information:

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 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.

Issues for Discussion:

As a reminder, the Office of Fire Prevention has indicated that no further information is required, an Americans with Disability Act (ADA) compliant parking space had been satisfactorily relocated in proximity to Unit 1A and the Board found the elimination of a deck on Unit 1B acceptable to minimize disturbance to the steep slopes of the property. A Natural Resources Special Permit (NRSP) for the staircase and a variance from the Special Permit standards that require resort units to comply with transient motel standards, which include multiple unit structures was granted by the Zoning Board of

Appeals in a determination filed 2/24/21. A copy of that determination has been forwarded to the Planning Board's file. The lighting plan consists of a series of 43.3" and 31.5" bollard post lights installed along the pedestrian paths, the parking lot and the eastern (street front) property boundary. Exterior wall lights on the buildings consist of full cut off fixtures and the plan appears to comply with the Planning Board's Exterior Lighting Policy

Revegetation and Landscaping

At the time of the last review, the remaining outstanding issue was for the applicants to provide the spacing of bayberry (*Myrica pensylvanica*) within the area of revegetation required by Condition J.4.d of the Zoning Board's determination, which is seaward of the landward limit of the Coastal Erosion Hazard Area (CEHA) boundary. The applicants have submitted a revised Landscape and Re-vegetation plan (Sheet L3.1 dated March 21, 2021 prepared by Christopher LaGuardia – LaGuardia Design Landscape Architecture P.C.). Spacing is to average 4-5' on center which is consistent with Planning Department recommendations. Based on these specifications, the plan is acceptable to the Planning Department. The Board should determine if it agrees

Conclusion

In conclusion, the application has addressed the outstanding items required by the Board, and the application appears to be complete for the purpose of scheduling a public hearing.

BF

Planning Board Consensus:

Is the application complete and ready to be scheduled for a public hearing?

Additional comments: _____

Additional Board Comments:



LIGHTHOUSE LAND PLANNING

Land Use Planning • Property Assessment • Site Development Consultation • Regulatory Permitting

RICHARD A. HAMMER, Esq.

JOEL HALSEY • jhalsey.llp@gmail.com

TARA BURKE • tara.landplanning@gmail.com

April 27, 2021

Via Hand Delivery

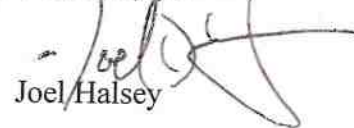
Samuel Kramer, Chairperson
East Hampton Town Planning Board
300 Pantigo Place
East Hampton, New York 11937

**Re: Bluff Crest Cottages
80 Firestone Road, Montauk
SCTM#: 300-017-01-5**

Dear Chairman Kramer and members of the Planning Board:

In connection with the Planning Board application on above referenced parcel, please find enclosed 10 copies of a revised landscape and re-vegetation plan. This has been revised as per emails with Brian Frank.

Very truly yours,


Joel Halsey

Encl: As noted



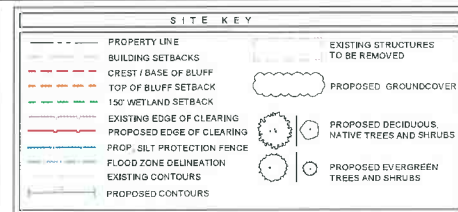
Amelanchier canadensis Shadblow serviceberry
 Juniperus virginiana Eastern Red Cedar
 Myrica pensylvanica Bayberry
 Carex pennsylvanica Penn. Sedge
 Rosa virginiana Virginia Rose
 Schizachyrium scoparium Little Bluestem

CLEARING CALCULATIONS	
EXISTING CLEARING (85.8%)	33,944 sf
PROPOSED ADD CLEARING	1,632 sf
PROPOSED CLEARING	35,576 sf
PROPOSED REVEGETATION	1,916 sf
PROP. CLEARING AFTER REVEG.	33,660 sf

* PROPOSED PLANTING AREA CALCULATED BY TAKING THE CRESTAL ELEVATION AND ADDING 10' TO THE TOP EDGE OF BLUFF.

PROPOSED PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	SPACING	NOTES
TREES						
TR1	31	Amelanchier canadensis	Shadblow serviceberry	10.0" DBH	10' x 10'	Per Plan - Field Collection
TR2	28	Amelanchier canadensis	Shadblow serviceberry	1.0" DBH	14' x 10'	Per Plan - Field Collection
TR3	20	Juniperus virginiana	Eastern Red Cedar	0.5" DBH	6'-10"	Per Plan - Hwy Specimen
TR4	10	Juniperus virginiana	Eastern Red Cedar	0.5" DBH	2'-0" x 2'-0"	Per Plan - Hwy Specimen
SHRUBS						
SH1	45	Myrica pensylvanica	Bayberry	0.5" DBH	5'-0" x 5'-0"	Per Plan - Heavy
SH2	74	Myrica pensylvanica	Bayberry	0.5" DBH	4'-5" x 4'-5"	Per Plan - Heavy
SH3	35	Myrica pensylvanica	Bayberry	0.5" DBH	3'-4" x 3'-4"	Per Plan - Heavy
SH4	35	Myrica pensylvanica	Bayberry	0.5" DBH	3'-5" x 3'-5"	Per Plan - Heavy
GRASSES & GROUNDCOVERS						
GC1	15,000	Carex pennsylvanica	Penn. Sedge	Core	Plugs	1" O.C. No Maintenance
GC2	100	Rosa virginiana	Virginia Rose	Core	2 Gal	18"-24" O.C. Heavy
GC3	200	Schizachyrium scoparium	Little Bluestem	Core	Plugs	12"-18" O.C.
GC4	1,100	Persea himalaica	Little Bluestem	Core	Plugs	12"-18" O.C. TO BE MOWED

* PROPOSED PLANTING AREA TO BE MATCHED WITH PINE NEEDLES
 * FUTURE MAINTENANCE OF PROPOSED PLANTING AREA TO INCLUDE PERIODIC INSPECTION TO IDENTIFY & REMOVE ANY INVASIVE PLANT SPECIES (MILE-A-MINUTE, TATARIAN HONEYSUCKLE, MULTIFLORA ROSE, ORIENTAL BittersWEET). ALL INVASIVE PLANT MATERIAL IS TO BE REMOVED BY HAND WITH PRUNING SHEARS & DISPOSED OF OFF-SITE.



LOGARDIA DESIGN
 LANDSCAPE ARCHITECTS

PROJECT DATA
 BASED ON SURVEY BY:
 GEORGE WABRIDGE
 SURVEYORS P.C.
 300 PANTOS PLACE - SUITE 116
 EAST HAMPTON NY 11937
 P: 631.324.9412 F: 631.324.9849

SCTM#
 0300-01-01-5

LOT AREA:
 48,478 SF or 1.113 Acres
 32,841 SF or 0.750 Acres (TO TOP OF BLUFF)

ZONE:
 RESORT

REVISIONS:
 March 7, 2021
 Increased qty. of bayberry within the coastal erosion hazard area & subsequently reduced qty. of little bluestem

February 9, 2021
 Renamed drawing Landscape Plan and revised the clearing calculation to reflect no revegetation

LaGuardia Design Landscape Architects P.C.
 875 VICTORIA HWY. #7, BOX 265
 BAYVIEW, N.Y. 11716
 PHONE: 631-726-1422

DRAWN BY: AB
 CHECKED BY: CL
 PROJECT:
BLUFF CREST COTTAGES

LOCATION:
 80 FIRESTONE RD
 MONTAUK, NY 11954

DRAWING:
 LANDSCAPE & REVEG PLAN

SCALE: 1/8"=1'-0"
 DATE: March 21, 2021

SHEET NUMBER:
L3.1

