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DEC 12 2016

TOWN OF EAST HAMPTON

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

BY: _____

Planning Department
Marguerite Wolffsohn
Director

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

Technical Analysis Memo

Lead Agency: (not applicable)
Planner: Lisa D'Andrea *LD MW*
Date completed: July 11, 2016
SEQRA class: Type II
Physical Location: 123 Marine Blvd.
School District: Amagansett
Zoning District: B Residence
Overlay District: Coastal Erosion Overlay Zone 1
Tax Map Number: 300-176-08-10
Applicant: **Ralph Lange**
c/o Land Planning Services
PO Box 1313
East Hampton, N.Y. 11937

Site Plan
Sub Waiver
Subdivision
Special Permit
Zone Change
Variance
Natural Resources
Special Permit XX

Telephone: (631)537-8500

FEMA ZONE: VE 17 Flood Zone

Soil Type: Dune land

Map of Property: Map 1203; Beach Hampton Sec.; Block 15 Lots 27-32

Size of Parcel: 26,780 sq. ft.

Project Description: To construct a 384 sq. ft. swimming pool and 452 sq. ft. of patio on a parcel with beaches and bluffs.

Relief Requested: A Natural Resources Special Permit pursuant to §255-4-20 of the Town Code.

Property and History:

The parcel comprises approximately 26,780 sq. ft. , is situate on Marine Blvd. in Amagansett, is in B Residential zoning and the soil type present on this parcel is Dune land as per Suffolk county Soil survey. The parcel is located on the seaward side of Marine Boulevard. It should be pointed out that the entire parcel is located seaward of the State Designated Coastal Erosion Hazard Area and is within a Velocity Flood Zone.

The premises were improved with a 1,825 sq. ft. two story residence erected before zoning. In 2006 a NRSP and variances were granted for a 247 sq. ft. first floor addition, a 468 sq. ft. second floor addition , 88 sq. ft. covered porch addition and a detached garage. In October of 2007 a stop work order was issued for construction of the detached garage not conforming to the approved ZBA plans. Another stop work order was issued in November 2007 for failure to comply with Town zoning code for additions to existing residence and detached garage. A ZBA determination filed January 30, 2008 allowed for the reconstruction of the 1,825 sq. ft. residence. A building permit was then issued on February 11, 2008 for the reconstruction and 270 sq. ft. first floor and 399 sq. ft. second floor additions and the 504 sq. ft. detached garage subject to the ZBA decisions dated 5/24/06 and 1/30/08. The most recent Certificate of Occupancy was issued June 4, 2009.

All existing and proposed structures are depicted on a Barylski Land Surveying survey dated revised May 25, 2016.

Planning Department Analysis and Recommendations for the Board's Consideration:

The applicant is proposing to construct a 384 sq. ft. swimming pool and 452 sq. ft. of patio in a

location that meets the minimum 100 ft. setback from the dune crest. The area that the pool and patio is to be constructed is not pristine dune land. The vegetation in this area is a mixture of lawn, landscape ornamental vegetation and some non-native shrubs. The area next to the house and west of the proposed pool has been revegetated with American beach grass that is well established.

It appears that a permit from New York State Department of Conservation may be required as the pool and patio are proposed seaward of the coastal erosion hazard line and in a VE Flood Zone.

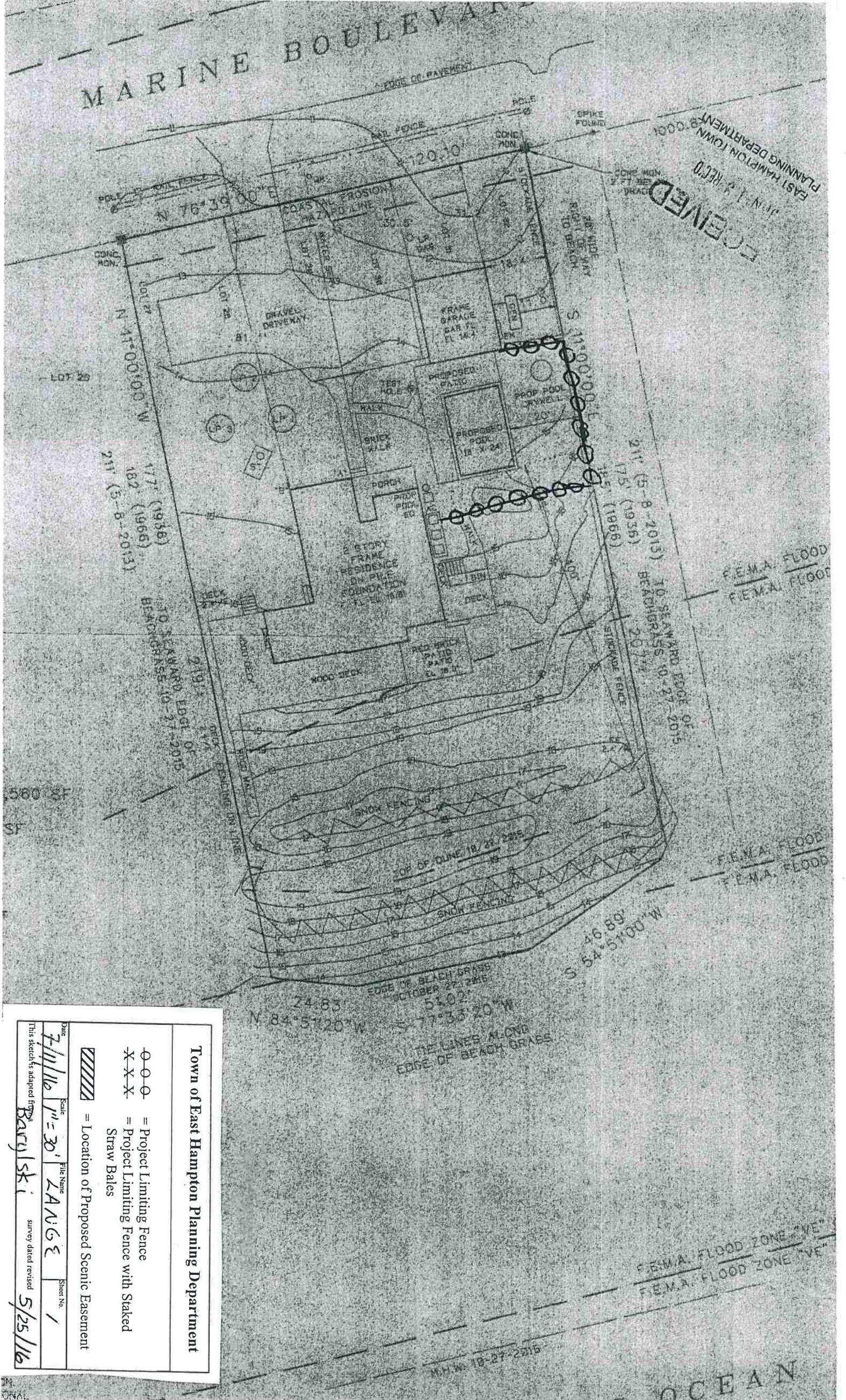
Access for the excavation of the pool will be from Marine Blvd utilizing the existing driveway. The existing driveway and walkway will also serve as the staging area to be used for storage and containment of the material associated with the construction of the pool and patio. Excavated material is to be removed and taken to a proper disposal site. The work is to be at grade and no retaining wall will be required. The Planning Department has no objection to the project as proposed.

Recommended Project Conditions:

- a. Project limiting fencing with staked straw bales should be erected to limit land disturbance and prevent sedimentation of the wetlands in the location depicted on the Planning department sketch dated July 11, 2016.
- b. The Board, or their delegate, prior to the issuance of a building permit, should inspect the project limiting fencing and straw bales for adequacy.
- c. All areas disturbed by construction activities should be revegetated with Beach Grass or (*Ammophila breviligulata*) planted 12" on centers in culms of three or more in staggered rows. Other native plants/shrubs appropriate for the dune land habitat may be planted with prior approval from the Planning Department.
- d. The establishment of turf, lawn, sod or ornamental vegetation should be prohibited.
- e. All structures should be situated at least 2' above the seasonal high groundwater table.
- f. The swimming pool should utilize a chlorine reducing sanitation system and all pool water should be discharged into a drywell located at least 100' from the wetlands on the survey.
- g. An Article 34 Coastal Erosion Management permit or statement of non-jurisdiction should be obtained from the New York State Department of Environmental Conservation (NYSDEC) prior to the issuance of a building permit for this project.
- h. A copy of the Natural Resources Special Permit and the approved survey and building plans shall be available on the parcel at all times.

MARINE BOULEVARD

APPROVED
 JUN 14 2013
 EAST HAMPTON TOWN
 PLANNING DEPARTMENT



Town of East Hampton Planning Department

- = Project Limiting Fence
- X-X-X = Project Limiting Fence with Staked Straw Bales
- ▨ = Location of Proposed Scenic Easement

Date: 7/11/16
 Scale: 1" = 30'
 File Name: LANGE
 Sheet No: 1
 This sketch is adapted from: Parylski
 survey dated revised: 5/25/16

FEMA FLOOD ZONE 'VE'
 FEMA FLOOD ZONE 'V'

OCEAN

ROUTING LIST

Directions: Check to indicate recipients. Initial after material has been routed.

* = Routed via e-mail

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| <input type="checkbox"/> Planning Department | <input checked="" type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Town Clerk | <input type="checkbox"/> Planning Board |
| <hr/> | |
| <input type="checkbox"/> Architectural Review Board | <input type="checkbox"/> Sanitation Inspector |
| <input type="checkbox"/> Natural Resources Director | <input type="checkbox"/> Planning Board |
| <input checked="" type="checkbox"/> East Hampton Town Trustees | <input type="checkbox"/> Town Board |
| <input type="checkbox"/> Building Department | <input type="checkbox"/> Fire Prevention Department |
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| <input type="checkbox"/> Sag Harbor Village Clerk | <input type="checkbox"/> East Hampton Town Highway Department |

Suffolk County Planning Commission

EAF's to be routed with full referrals

Zoning, Attn: Chief Planner

Subdivisions, Attn: Principal Planner

PO Box 6100

Hauppauge, NY 11788-0099

Suffolk County Department of Health Services

Division of Environmental Quality

Office of Ecology

360 Yaphank Avenue, Suite 2B

Yaphank, NY 11980

New York State Department of Transportation, Attn: Permit Engineer CE1

NYS Office Building

Veterans Memorial Highway

Hauppauge, NY 11788

Long Island Regional State Park and Recreation Commission

PO Box 247

Babylon, NY 11702

NYS Department of State Division of Coastal Resources

Attn: Consistency Review & Analysis

41 State Street

Albany, NY 12231-0001

Suffolk County Department of Public Works, Attn: Chief Engineer

335 Yaphank Avenue

Yaphank, NY 11980

New York State Department of Environmental Conservation

625 Broadway

Albany, NY 12233-1750

New York State Department of Environmental Conservation
Attn: Deputy Regional Permit Administrator
Region 1, Regulatory Affairs
Building 40, SUNY
Stony Brook, NY 11790-2356

DEC Permit # _____

New York State Department of Environmental Conservation
Bureau of Marine Habitat Protection
Building 40, SUNY
Stony Brook, NY 11790-2356

Federal Aviation Administration
Airport Program Manager
600 Old Country Road, Suite 446
Garden City, NY 11530

State Clearinghouse
New York State Division of Budget
State Capital
Albany, NY 12224

Federal Emergency Management Agency
Regional Director
26 Federal Plaza
New York, NY 10278

US Fish & Wildlife Service
Long Island Field Office, Attn: Supervisor
PO Box 608
Islip, NY 11751-0608

US Army Corps of Engineers
Manager
26 Federal Plaza, Room 1937
New York, NY 10278-0098

Suffolk County Water Authority
Director of General Services
PO Box 38
Oakdale, NY 11769-0901

USDA Natural Resource Conservation Service
District Manager
County Center
Riverhead, NY 11901

Applicant