



TOWN OF EAST HAMPTON

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

Planning Department
Jeremy Samuelson
Director

Telephone (631) 324-2178
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March 7, 2022

TO: Planning Board

FROM: Marco Wu
Planner

RE: Roy Tucillo – Site Plan Special Permit Modification Application
SCTM#300-50-1-25 or 88 South Emerson Avenue, Montauk

Last Review Date: November 17, 2021

Items and Date Received:

- Site plans stamped and signed by George Walbridge Surveyors, P.C. dated last revised on January 4, 2022

Background Information:

A modification application has been made to alter a site plan approval to expand a pre-existing non-conforming single-family residence by moving it 7 ft. further landward than what was originally approved at 31.2 ft. instead of 24.2 ft. from the bluff coast. The applicant has submitted a revised site plan and revised sanitary plan. The existing 629 sq. ft. (gross floor area) one-story residence is proposed to have a 260 square foot first-floor addition, a 396 square foot new second-story and an attached 354 square foot second-story deck.

The property is zoned RS: Resort and is situated in downtown Montauk immediately adjacent to the Atlantic Ocean. The property contains a portion of the primary dune crest which protects downtown Montauk from the Ocean and the property contains duneland soils and beach vegetation throughout. The single-family residence was built before the adoption of zoning in 1957. The neighboring properties all contain Resort or Transient Motel uses.

Issues for Discussion:

Revised Site Plan

The applicant has submitted a formal site plan signed by a licensed surveyor as requested by the Board. In addition, a 1,754 sq. ft. scenic easement over a majority of the areas to be revegetated was proposed by the applicant as requested by the Board. The Planning Board should discuss if any additional information should be submitted by the applicant.

Zoning Board of Appeals

The modification will also require a modification approval from the Zoning Board of Appeals. The applicant has submitted an application to the Zoning Board of Appeals regarding their changes to the building location and sanitary system and is pending review. The Planning Board had stated that they will send comments to the Zoning Board of Appeals in support of the project.

Conclusion

In conclusion, the modification is complete and ready for approval. The Planning Board may wish to discuss any additional information that should be submitted.

Planning Board Consensus:

Is the modification complete and ready for approval?

Additional comments: _____

Additional Board Comments:



TOWN OF EAST HAMPTON

300 Pantigo Place - Suite 103
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Memo

Planning Board

(631) 324-2696

November 18, 2021

Madeline VenJohn, Esq.
Tarbet & Lester, PLLC
132 North Main Street
East Hampton, NY 11937

Re: Roy Tuccillo Site Plan/Special Permit
SCTM #300-50-1-25

Dear Mr. Tarbet:

The East Hampton Town Planning Board reviewed your application at its November 17, 2021 meeting.

Attached is a copy of the Planning Department's review of the information submitted for your application. The Planning Board had the following additional comments:

- The applicant should submit a site plan that is stamped and signed by a licensed surveyor.
- The board would like to see a scenic easement placed over the revegetated area.
- The board will send comments to the Zoning Board of Appeals in support of the project.

If you have any questions or concerns, please contact the planning board committee member for your project, Louis Contese, or contact the planner assigned to the project.

Sincerely,

Samuel Kramer
Samuel Kramer
Chairman

SK/jtw

Enc.

cc: Planning Department
ARB