



TOWN OF EAST HAMPTON

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February 4, 2008

To: Planning Board

From: Maureen Ryan
Planning Aide

Re: Behr & Shanholt - Subwaiver
SCTM #300-172-8-13, 14, 15

Last review: September 26, 2007

Items and date received: Landscaping Plan for Lot 4 by John Shanholt & Associates, dated revised January 16, 2008, received January 31, 2008

Background:

The applicants propose a subdivision waiver to reconfigure 3 tax map parcels into 4 lots. The parcel is approximately 2.093 acres and is located on the eastern side of Miankoma Lane, just north of Bluff Road in Amagansett in this B-residence area. The existing lot 1 is 0.417 acre (~18,200 s.f.), existing lot 2 is 0.46 acre (~20,067 s.f.) and existing lot 3 is 1.164 acres (~50,695 s.f.).

Less the driveway easement, the proposed 4 lot areas will vary from 21,141 s.f. to 22,061 s.f. A new dwelling is in place on existing lot 1. The common driveway has been cleared of vegetation. The lots are adjacent to the Amagansett Historic District and the application is considered a Type 1 according to SEQRA.

At the end of June, 2006, it was determined that the applicants over-cleared existing lot 1 and extensively cleared proposed lot 4. On September 5, 2006, the applicants met with the Natural Resources Department regarding the overcleared area. The Natural Resources Department requested a revegetation plan of mixed native shrubs. A plan for lot 1 was submitted on December 5, 2006. On December 8, 2006, the Natural Resources Director responded to the applicants indicating that the vegetation coverage appeared to be under the approximate 5,904 s.f. required and asked them to submit a revised plan.

In order to buffer the historic district, instead of a conservation easement on proposed lots 3 and 4 along the property line with the historic district, the Planning Board agreed at the January 24, 2007 review that building envelopes could be placed on proposed lots 3 and 4 which were set back 25', instead of the required 15' setback from the property line.

At the May 9, 2007 work session, addressing the extensive clearing on lot 4 which occurred in June, 2006 and in order to bring proposed lot 4 into compliance with the goals of the Town's vegetative ordinance by reinstating the screening along the historic district, the Board requested a re-vegetation plan for the area that had been cleared on proposed lot 4 within the 25' setback from historic district.



Clearing on proposed lot 4.

At the June 27, 2007 work session, the Board approved of the re-vegetation plan for lot 1 by John Shanholt & Associates, dated May 14, 2007, received June 18, 2007. The Board did not find the re-vegetation plan for lot 4 acceptable. The Board requested re-vegetation from the property line to the building envelope, a width of 25' and from Miankoma Lane to the edge of clearing. The Board allowed that this re-vegetation plan for lot 4 could be made a condition of approval.



Proposed 25' wide buffer on lot 4.



Proposed 25' wide buffer on lot 3.

A public hearing was held on September 19, 2007. The Board addressed the public comments regarding the protection of the proposed 25' vegetative buffer on lots 3 and 4 between the building envelope and the property line shared with the historic district. The Board created a 15' conservation easement across the southern portion of the two lots in order to leave the area in an un-mowed and natural state. However, it allows for the removal of dead and invasive plants and the planting and maintenance of Town approved plants in accordance with the approved re-vegetation plan for lot 4. In addition, the covenants and restrictions on lots 3 and 4 restrict all buildings, structures and clearing to the building envelopes, except for driveways and utilities.

Issues for discussion:

Re-vegetation plan.

The revised re-vegetation plan for lot 4 by John Shanholt & Associates, dated January 16, 2008, received January 31, 2008, proposes to re-vegetate a width of approximately 15' for the full depth of the lot (130.5') along the historic district. The plan should be revised to re-vegetate the full 25' width in accordance with the Board's decision made at the June 27, 2007 review and outlined in the Board's letter to the applicant dated June 28, 2007.

MR

Planning Board Consensus

Does the Board feel the re-vegetation plan for lot 4 should be revised to vegetate the 25' width from the southern property line?

Additional comments: _____

Additional Board Comments:

