



TOWN OF EAST HAMPTON

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

Planning Department
Marguerite Wolffsohn
Director

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

May 4, 2009

To: Planning Board

From: Maureen Ryan
Planning Aide

Re: Church of St. Therese Fuel Tanks – SP/SP
SCTM: #300-49-2-15.1

Last Review Date: January 28, 2009

Items and Date Received: Site Plan by Reddan Surveying, dated revised April 15, 2009, received April 23, 2009.

Background Information:

In September, 2001, the applicant applied for site plan approval to construct the new 9,751 s.f. church. The certificate of occupancy was issued on August 9, 2007. The site contains the church, a two-story rectory, a 53 space parking lot, including 3 handicapped spaces, off Montauk Highway and a 30 space parking lot, including 2 handicapped spaces, off South Etna Avenue. The applicant received variances for (89) parking spaces, coverage (total coverage is 60.25%, where 50% is required.) and a pyramid variance.

This site plan application is for the installation of an accessory structure, an above-ground 4,000 gallon, cylindrical, double-layered steel, oil fuel tank (7' x 22' x 4') with a 4,000 gallon double layered steel overflow-catch tank, all secured to partially-buried, reinforced concrete beams, and all coated with a white epoxy paint. The fuel tank is located on the easterly side of the church, between the church and the easterly parking lot.



Fuel tank with ladder, between two retaining walls and the church building. Air conditioning units are to the forefront.

At the last review, the Board agreed that the existing and proposed coverage figures should be added to the revised site plan; the bollards should be depicted on the revised site plan; and the applicant should apply to the ZBA for a coverage variance.

Issues for Discussion:

Bollards.

The site plan received April 23, 2009, depicts sixteen (4" diameter) 3' tall bollards spaced 4' on center located between the sidewalk and the black metal fence. A detail on the map indicates the bollards will be set in 15" x 4' concrete anchors. The Board should discuss the proposed bollard location and decide if it is acceptable.

Coverage.

According to the as-built survey by Reddan Surveying, dated revised April 15, 2009, the existing total lot coverage is 58.89% (56,227.06s.f.). The proposed total lot coverage is 59.05% (56,376.55s.f.), where the permitted total lot coverage is 50%. The applicant has applied to the Zoning Board of Appeals for an area variance.

Screening.

The survey has been revised to depict a proposed 6' - 8' evergreen tree to be planted on the church-side of the concrete walk to screen the fuel tank from the highway.



The fuel tank, to the left of the church,
as seen from the highway.

In conclusion, this application appears to be incomplete pending the ZBA decision.

MR

Planning Board Consensus

Does the Board find the location of the bollards acceptable?

Additional comments: _____

Is the evergreen tree proposed to screen the fuel tank acceptable?

Additional comments: _____

Does the Board have any comments for the ZBA regarding this area variance?

Additional comments: _____

Additional Board Comments:

