



# TOWN OF EAST HAMPTON

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June 17, 2009

TO: Planning Board

FROM: Tara Powers, Principal Planner

RE: DL Talmage Commercial Site Plan/Special Permit  
SCTM# 300-147-1-22.2, 22.3 and 300-145-5-25 & 26  
Application # A0520080064

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Last Review Date: Public Hearing held June 3, 2009

Items and Date Received: Letter from Suffolk County Planning Commission dated June 1, 2009.

### Background Information:

The application is one site plan consisting of four separate phases of construction for four similar buildings on four adjoining parcels. The first lot takes access directly off Sherrill Fosters Path (formerly King Street) in East Hampton. The three remaining parcels share common access through access easements over the lot that directly abuts Sherrill Fosters Path. Each parcel is proposed to contain four separate service commercial uses, except lot two which contains five uses and two of the lots, lots 1 and 4, are proposed to contain four accessory apartments. The site plan shows all four lots and their associated improvements since the submission is one large interrelated project. The individual layout of each parcel is fundamentally the same with small differences in order to achieve the proper flow between the four parcels.

The subject property is located on Sherrill Fosters Path, off Queens Lane in East Hampton and is zoned Commercial Service. The lots were created as part of the Commercial Heights Subdivision. To the south of the subject parcels are nine affordable housing lots owned by the Town of East Hampton. To the north of the parcels is the Town of East Hampton Recycling Center, specifically the capped landfill. To the east is vacant residentially zoned land and to the west is vacant commercially zoned land.

The parcels are located within the Pine Barrens Region and the South Fork Special Groundwater Protection Zone. It is predominantly forested, dominated by mixed oaks. There is an abandoned road bed on the southern portion of the four parcels.

## Issues for Discussion:

### 1. Public Hearing Comments.

A public hearing was held for this application on June 3, 2009. No members of the public spoke at said hearing. No written comments were submitted to the file.

### 2. Suffolk County Planning Commission Comments.

By letter dated June 1, 2009, the Suffolk County Planning Commission found this application to be a matter for local determination.

### 3. Fire Department Comments.

By letter dated March 17, 2006 the East Hampton Fire Department found that no additional fire suppression devices will be needed for this application.

### 4. Engineering Review.

By letter dated April 21, 2009 the Town's consulting engineer, Drew Bennett, found all engineering elements to be satisfactory. He recommended that the Board forward his comments regarding the methane monitoring to the SCDHS and the NYS DEC. The Board forwarded his comments to the SCDHS along with the routing of the Environmental Assessment Form Part II. To date, no comments from the SCDHS have been received regarding that issue. SCDHS approval for the project as a whole will be a condition of this approval. The Board also agreed that the NYS DEC should be notified of Mr. Bennett's comments with respect to methane monitoring at the time of the closing on the land swap between the Town and the Talmage family. His comments have been forwarded on to the Town Board and Town Attorney's office so that they may be routed at the appropriate time.

### 5. Architectural Review Board approval.

It is the understanding of the Planning Department that the Architectural Review Board will be discussing this application on Thursday, June 18, 2009. The ARB resolution is the only outstanding element before the Planning Board can approve this application.

### 6. SEQRA.

On May 6, 2009 the Planning Board found this application to have no significant adverse environmental impacts and made a Negative Declaration pursuant to SEQRA.

### 7. Conclusions.

Provided the ARB issues a resolution at their July 18, 2009 meeting, the application is now complete and ready for Planning Board approval.

## Items to be approved:

- Site plan prepared by Saskas Surveying Company, P.C., dated revised March 26, 2009;
- Building plans prepared by Hollenbeck & Smith, P.C., including first floor/foundation plan Building #1 (1), second floor plan Building #1 (2), and elevations (3) dated revised March 26, 2009; a set of plans prepared by Hollenbeck & Smith, P.C., including first floor/foundation plan for Building #2 (1), and elevations (2) dated revised January 30, 2009; a set of plans prepared by Hollenbeck & Smith, P.C., including first

floor/foundation plan for Building #3 (1), and elevations (2) dated revised January 30, 2009; a set of plans prepared by Hollenbeck & Smith, P.C., including first floor/foundation plan Building #4 (1), second floor plan Building #4 (2), and elevations (3) dated revised January 30, 2009;

- Landscaping/lighting plan prepared by Hollenbeck & Smith, P.C., dated revised March 26, 2009

**Conditions of approval:**

- SCDHS approval
- At the time of construction, should any drainage adjustments need to be made, the applicant must inform the Planning Board in writing of these adjustments so it can be determined if a modification of site plan approval is required.
- An offer of dedication to install future methane monitoring wells if necessary should be submitted and approved by the Planning Board attorney.

TP

**Planning Board Consensus**

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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