



TOWN OF EAST HAMPTON

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Planning Department
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Director

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January 29, 2009

TO: Planning Board

FROM: JoAnne Pahwul, AICP
Assistant Planning Director

RE: Flamingo Business Offices (Bustamante) Site Plan Modification
SCTM#300-16-2-25

Last Review Date: Site Plan approval dated March 26, 2003; Modification of Site Plan dated November 2, 2005.

Items and Date Received: The following information was received on January 5, 2009:

- Modification request;
- Photocopy of Wastewater Disposal System #1 Plan prepared by D.B. Bennett and dated revised September 19, 2008 with notes from the Suffolk County Department of Health Services.

Background Information:

The subject 29,000 square foot parcel is zoned Neighborhood Business and located on Edgemere Street and Flamingo Avenue. A certificate of occupancy was issued for the site on May 25, 1985 for two, one story frame buildings utilized as residences and a one story building utilized as an office and storage area for a landscaping business. The site plan approval dated March 26, 2003 granted approval to legalize the conversion of three buildings, into offices and to construct a 300 square foot addition and eleven parking spaces.

Condition 3.2 of the site plan approval required that the applicant obtain approval from the Suffolk County Department of Health Services. That agency required that the septic system be upgraded. Test hole data indicated a shallow depth to groundwater that necessitated installing a number of shallow rings, partially within the parking lot, displacing drainage pools and relocating two of the drainage rings into the right of way of Edgemere Street. A modification request to permit the revised sanitary and drainage systems was submitted on June 15, 2005 and approved by the Planning Board on November 2, 2008.

At this time, the applicant has submitted a second modification request regarding the sanitary system to allow for an ejector pump system and back up generator that are required by the Suffolk County Department of Health Services. During pursuit of the approval from the SCDHS, it was also determined that the actual depth to groundwater on the site was 6.3', rather than 5.6' as had been shown on the plan approved with the last modification. The applicant proposes to raise the elevation of the elevation in the parking area by 0.7' to provide the separation to groundwater and accommodate the revisions to the sanitary system.



Subject Site Highlighted

Issues for Discussion

Revisions to the Site

Although the profile detail of the proposed wastewater system appears to indicate that a vent and panel for the valve box will protrude above grade in the parking area, the applicant's engineer has advised the Planning Department that the profile is generic with respect to these items and that they will actually be located closer to the westerly most building and will not interfere with the parking layout.

The generator is to be located on the westerly side of the property, behind the buildings and next to a stone retaining wall that runs along a steep slope across the back of the property. The nearest residence is located at the top of a sharp slope that rises from approximately 9' to 47'. The generator is for backup purposes only and noise impacts to surrounding uses are not anticipated.

The changes are depicted on a photocopy of the Wastewater Disposal System Plan prepared by the applicant's engineer. Ten original prints of the both the Wastewater Disposal System plan and/or the Site Plan depicting the revisions should be submitted to the Board.

Town Engineer's Comments

As the sanitary system is located in the parking area, this also prompts the need to raise the elevations of the parking area, changing the grading and triggering the need to re-review the drainage on the site. Comments from Thomas Talmage, Town Engineer, dated January 29, 2009, requesting additional information, have been submitted under separate cover.

Conclusion

In summary, the Board should consider the Town Engineer's comments regarding grading and drainage and determine whether the proposed changes are acceptable. The applicant will need to submit 10 original prints of a revised site plan depicting the proposed changes.

Planning Board Consensus

The Planning Board should review the Town Engineer's comments and determine whether the project is incomplete pending submission of the requested information.

Additional comments: _____

Additional Board Comments:

JP



Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

THOMAS D. TALMAGE, P.E.

Town Engineer

DEPARTMENT OF ENGINEERING

Telephone (631) 324-1624
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MEMORANDUM

January 29, 2009

TO: Planning Board

FROM: Thomas D. Talmage, P.E.

RE.: Flamingo Business Offices (Bustamante) Site Modification
SCTM #0300-016-02-25

As requested, I have reviewed the above modification as shown on the Wastewater Disposal System #1 Plan prepared by Drew Bennett, P.E. dated September 19, 2008 and on the previously submitted site plan prepared by William Walsh, L.S. and Drew Bennett, P.E. dated May 1, 1988 and last revised October 24, 2005 and offer the following comments.

1. As mentioned in my July 11, 2005 and October 21, 2005 memos, the design proposes to put two (2) of the four (4) leaching pools off the property and within the right-of-way of Edgemere Street, a Suffolk County road. The applicant will need to get a S.C. Department of Public Works approval to install these drainage pools. I have not received a copy of such approvals to this date.
2. The approvals from the S.C.D.P.W. dated April 18, 2005 does not authorize the installation of additional drainage pools. If Suffolk County approval cannot be obtained, these two (2) leaching pools must be installed on-site which will substantially alter the grading design. Currently it is designed for the water to flow out of the entrance and exit and collected by these two (2) aforementioned leaching pools. Additionally a note has been placed on the plans to connect these four (4) leaching pools.
3. As previously mentioned in Item #6 of my July 11, 2005 and October 21, 2005 memos, "The roof drains that were previously shown on the Maresca Plan will now need to be shown on the Walsh/Bennett Plan and labeled with the size of the pool with underground 4" drain pipe shown." A circle indicating a leaching pool has been shown on the plan; however, it is not

labeled with the size of the pool and the underground drain pipe. I request that this be labeled.

4. As previously mentioned in my October 21, 2005 memo "All stormwater leaching pools and roof drains need to be labeled with diameter and depth on the map." This has not been done.
5. It appears that an error has occurred in approving a resolution modifying this site plan dated November 2, 2005 without satisfying the noted suggestions. However, the Grading Plan now needs to be revised to satisfy the proposed sanitary system changes which then changes the drainage design on the Site Plan.
6. This current modification requests the approval of a revised sanitary plan for buildings #1 and #2 due to a higher than anticipated groundwater level. I request the site plan to be amended to show new and proposed elevations for the parking area including elevations on all inlet grates.

Therefore, I do not find this modification to be satisfactory.

Should there be any questions, please do not hesitate to contact me.

TDT:jaq
cc: D. Bennett
W. Walsh
L. Goodstein