



# TOWN OF EAST HAMPTON

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TO: Planning Board

FROM: Tara Powers, Principal Planner

RE: Hampton Country Day Camp- Buckskill Site Plan/Special Permit Modification  
SCTM# 300-184-1-6&7  
Application #M0520060017

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The applicant has submitted for a modification of site plan approval for the above referenced application. On July 9, 2008 the Board approved the site plan to construct a main building consisting of a welcome center, bathroom area, nurse station and administrative area, two (2) tennis courts, grass fields, multi-purpose courts, volleyball courts, craft areas, a hockey rink, two (2) swimming pools, a wading pool, two (2) playgrounds, basketball courts, a dining facility with a full cellar to provide for rainy day activities and nine (9) locker rooms. The applicant anticipates ninety (90) employees with a target enrollment of 360 campers, a 4:1 camper to staff ratio.

The applicant received a previous modification to the site plan from the Board which consisted of interior layout changes to the welcome center, a circulation path was added to the children's area, the locker rooms have been moved slightly and reoriented, the sunken terrace has been eliminated from the east side of the welcome center, two light fixtures have been relocated, the cellar egress on the southerly side of the building was adjusted, the swimming pool located east of the welcome center decreased in size and was reoriented, the roof lines on the easterly and westerly additions were adjusted to allow for mechanicals on the rooftop. With regard to the dining hall, interior layout changes occurred and the roofline was adjusted for mechanicals, the elevator was removed and replaced with a handicap ramp. In order to accommodate for the dining hall's ADA cellar egress, the limit of clearing was increased slightly in that portion of the site. An additional 400 sq. ft. of revegetation was approved as part of the site plan.

The applicant now seeks an additional modification to contain the following changes:

## Issues for Discussion:

### I. Access Area.

The width of the driveway access to the parcel has been reduced from three lanes to two lanes. By memo dated February 26, 2010 the Town Engineer has no objections to this change. The Planning Department also finds it acceptable.

The 6' high black iron entrance gate that was previously proposed is noted as "to be relocated" but the new location is not indicated. This should be clarified.

On the approved maps there is an RPZ valve/hot box and a proposed water meter vault near the driveway. These are no longer on the map. This should be addressed.

A new electric meter is proposed to the east of the driveway near the parking lot. The Planning Department has no objection to this change as the landscaping plan shows adequate screening with Northern bayberry and it will only be visible from the interior of the parcel.

## **2. Pool Area and Sidewalk.**

The applicant is proposing to reconfigure the fencing around the pool area. The applicant would also like to extend sidewalks from the welcome center and the main sidewalk to the pool area. Near the western wading pool area there is a small area where the patio has been eliminated, reducing total lot coverage slightly.

The sidewalk near the pool area leading from the welcome center to the dining facility has been reduced in width from eight feet to six feet. The Planning Department has no objection to any of these changes.

## **3. Arts & Crafts Area and Ga-Ga court.**

The arts and crafts area that was located just south of the pool area has been relocated north of the basketball courts and playground. The second Ga-Ga court is now where the arts and crafts area used to be, next to the other Ga-Ga court. The Ga-Ga court used to be on the western side of the property near the hockey ring. The changes appear to be for functional use of the site and do not affect any major elements of the site plan that are of concern to the Board. The Planning Department has no objections to the proposed changes.

## **4. Fencing and Shed.**

The fencing along the western property line that runs from the softball field north to the locker rooms on the inside of the revegetation is proposed to be eliminated. Instead of this six foot stockade fence, a four-foot split rail fence is proposed along the property line, on the far side of the revegetation. The Planning Department notes that this fence resulted from a conversation between the applicant and the Board at the January 10, 2007 worksession to address noise and increased activity and its affect on the neighboring residential parcel. This house is now owned by the camp. The fencing was also proposed in part as a result of conversations at the April 12, 2007 worksession to protect the revegetation from getting trampled by camp uses, which was specifically of concern where bordering the outfield of the softball field. The applicant submitted a letter (March 5, 2008) addressing these concerns as they were discussed at the public hearing and the Environmental Assessment Form Part II references the fence and revegetation as mitigation measures for noise that may result from the proposed project.

The shed that exists near the hockey ring is now proposed to remain. Previously it was to be relocated further east in the same general area. As a result, the revegetation in this area is smaller than was approved and the required square footage of revegetation has been relocated north of the new arts and crafts area, east of the tennis courts. The overall square footage of

revegetation is not proposed to change. The new area of revegetation contains only species previously approved by the Board for the rest of the revegetation on site.

The Board should discuss whether these changes affect the original goals of protecting the revegetation and screening the neighboring residential parcel. The Planning Department's main concern with these changes is the protection of the revegetation areas that the fence previously provided. A way to address this concern would be to locate the split-rail fence that is now proposed on the inside of the revegetation rather than along the property line. Should the Board agree with the changes as proposed, the Board should discuss if the EAF Part II should be revised.

#### **4. Town Engineer Comments.**

By memo dated February 26, 2010 the Town Engineer has no objections to the proposed changes.

#### **5. Fire Department Comments.**

By memo dated February 5, 2010 the East Hampton Fire Department will not require any additional fire suppression devices with this modification.

#### **5. Conclusions.**

The Board should review the above changes and determine if they are acceptable. As a result of some of the proposed changes total coverage has reduced from 135,747 sq. ft. to 129,622 sq.ft., a reduction of 1,087 sq. ft. Provided there are no outstanding issues, the modification is ready for approval. If changes are required, the applicant should address them for the next submission.

If applicable, items to be approved:

- Site Plan prepared by Marshall Paetzel Landscape Architecture pages SP-1 dated last revised February 8, 2010 and page LP-3 dated last revised February 15, 2010. Both plans received by the Board on February 19, 2010.)
- Lighting Plan prepared by Marshall Paetzel Landscape Architecture page LT-4 dated last revised January 7, 2010 and received by the Board on January 12, 2010.
- Grading and Drainage Plans prepared by Marshall Paetzel Landscape Architecture page GD-2 dated last revised January 7, 2010 and received by the Board on January 12, 2010.

TP

**Planning Board Consensus**

*Are the changes to the access area acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Are the changes to the pool area acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Are the changes to the sidewalk acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Are the changes to the arts and crafts area acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Is the new ga-ga court location acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Is the removal of the fence acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Is the existing location for the shed acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Is the new revegetation area acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
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