



TOWN OF EAST HAMPTON

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TO: Planning Board

FROM: Eric Schantz
Planner

RE: Livadas Subwaiver
SCTM# 300-131-2-15
Application # A0520060171

Last Review Date: November 28, 2007

Items and Date Received: 11/26/08: 10 prints of survey, dated revised 10/21/08.

Background Information: Application has been made for the minor subdivision of a 15,104 sq ft. lot into two lots of equal size (7,552 sq ft.). The parcel is located along and accessed from Montauk Highway in Napeague within the Amagansett fire, school and postal districts and is zoned B residential. There is currently a two story residence (each floor 784 sq ft.) with two added wood decks on site that belongs to the owner and applicant. The land is mostly flat with small, sand berms and the vegetation is mostly a mixture of beach grasses and small shrub-like trees. It is within Flood Zone: AE placing it within the Flood Hazard Overlay District (FHOD). The parcel was purchased as lots 5 & 7 of map #2438 on October 8, 1956. When this area was zoned B in 1957, lots 5 & 7 merged automatically to accommodate the 15,000 sq ft. lot area minimum (as per zoning regulations for Zone B, 1957). The two lots then became the present parcel; lot 15. The owner is submitting application to have the current parcel divided into two lots along the previous property lines for lots 5 & 7.

As a reminder to the Board, this application was reviewed at the Planning Board meeting of May 23, 2007. At this time, the Board found the proposed subwaiver inappropriate as it would create substandard lots. It should also be noted that the previous Planning Department memo indicated that the proposal is not consistent with Goals 2 and 3 of the Town's Comprehensive Plan which are intended to protect and restore the environment and to reduce the total build-out of the Town to protect natural features.

Issues for Discussion:

Common Driveway Turnaround

The survey has been revised to show a common driveway, however, the turnaround dimensions do not appear to conform to the Town Code. This information must be provided on an updated map (see attached).

Title of Plans

The map title should be revised to read: "Map of Livadas Minor Subdivision".

Sanitary System

The applicants have proposed to mound the sanitary system with help of retaining walls. The sanitary system cross-section indicates that the area within the retaining walls will be re-graded to roughly 11' above-sea-level. This appears to be between 2' and 2.5' above the existing grade at the front and eastern side property lines, however, this is impossible to determine as topographic contour lines have not been extended beyond the property lines. It should be noted that §R312 of the Building Code requires that any wall 2.5' above grade have a minimum 32" tall fence at its top for safety reasons. Should the existing grade require a fence to be added to the wall, the total height of this structure would be 62" or 5' 2". The Architectural Review Board would need to grant approval for any fence over 4' in height which would be situated at the front lot line. Also, the impacts on the neighboring property to the east of such a wall being situated along the side lot line should be considered by the Planning Board.

The applicants should submit a detailed drainage plan for the site which provides corner elevations for the proposed retaining walls, existing topographic contour lines extending roughly 20' (minimum) beyond the lot lines and appropriate drainage calculations and structures. This information will be needed in order for proper review by the Town Engineer and for the Planning Department to properly evaluate the environmental impacts of the proposed project.

Conclusion

In conclusion, the application is incomplete pending the submission of the required items. The Board should refer to the comments of the Town Engineer for further information.

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Planning Board Consensus

Additional Board Comments:
