



TOWN OF EAST HAMPTON

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Planning Department
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October 14, 2009

TO: Planning Board

FROM: Eric Schantz
Planner

RE: Marmorowski Subwaiver
SCTM# 300-67-1-7
Application # A0520060123

Last Review Date: July 22, 2009

Items and Date Received: Public Hearing held September 23, 2009. 10/15/09 Applicant submission; cover letter; 10 prints of survey, dated revised 10/07/09.

Background Information: The parcel is located in Montauk in an A-Residence zoning district and Flood Zone X. Application has been submitted for subdivision waiver approval to divide the 133,759 square foot parcel into two lots. The most common vegetation is mixed oak forest and the property slopes down to a centrally located freshwater wetland with standing water. Lot 1 contains the remnants of two golf storage buildings and is 47,689.92 square feet, excluding wetlands. The applicant is proposing to extend Tyler Road to access Lot 1. Lot 2, accessed from Hoover's Court, contains the applicant's residence and is 86,069.89 square feet.

Issues for Discussion:

Public Hearing

On September 23, 2009 a public hearing was held for this application. No members of the public spoke at this hearing. One letter was submitted to the Board from a neighboring property owner who was concerned over the proximity of both the proposed building envelope and sanitary system to his property. The Board is reminded that although the building envelope was required to be situated in the southwest corner of the lot due to the presence of adjacent natural features (slopes & wetlands), it does conform to all required area setbacks. In regard to the proposed location of the sanitary system, the Planning Department realized based upon conversations with the neighbor that the surveyor had not illustrated the location of his water well on the minor subdivision map. The Planning Department contacted both the Health Department and the applicant's agent to verify that

the proposed location of the new sanitary system would not be within 150' of the neighbor's water well. An updated minor subdivision map has been submitted. This map shows the location of the neighbors well and verifies that there will be the required 150' or greater setback between this structure and the leaching pools of the proposed new sanitary system.

Town Engineer

The Planning Board should read the most recent comments of the Town Engineer in regard to the engineering elements of the application.

Montauk Fire Department

By letter dated May 29, 2008, the Montauk Fire Department stated that no additional fire protection devices or water supply are required for this application.

Items to be Approved

- Minor subdivision map prepared by William Walsh Surveyors dated last revised October 7, 2009
- Road & drainage construction details prepared by D.B. Bennett P.E., P.C. dated November 12, 2008

Conditions of Approval

- Large Lot Easement over proposed Lot 2
- Filing of Scenic Easements as shown on the minor subdivision map
- Extension of Tyler Road and construction of cul-de-sac as per the Superintendent of Highways and the Town Engineer
- Connection of proposed Lot 2 to public water
- SCDHS approval: including all of the conditions of approval from this involved agency as already listed on the minor subdivision map (cutting rings, supervision of installation, etc.). SCDHS of the installed sanitary system should be made a condition of approval necessary before a *building permit* is granted for proposed Lot 2.

Conclusion

In conclusion, should the Board agree; the application is ready for conditional approval.

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Planning Board Consensus

Is the application ready for conditional approval?

Additional comments: _____

Additional Board Comments:
