



TOWN OF EAST HAMPTON

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Planning Department
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SITE PLAN INITIAL EVALUATION **Minardi Training Site Plan** **SCTM#300-156-1-8.4** **Application#A0520090003**

Prepared by: Tara Powers, Principal Planner

Date: January 27, 2009

1. APPLICATION INFORMATION

- A. INFORMATION RECEIVED:** Survey prepared by George Walbridge Surveyors, dated last revised July 13, 2004; Floor Plans (pages A101 and A102) dated December 8, 2008.
- B. DATE SUBMITTED:** January 9, 2009
- C. OWNER:** Plank Road LLC
- D. APPLICANT/AGENT:** Minardi Training LLC
- E. SCHOOL DISTRICT:** Wainscott
- F. STREET NAME:** Plank Road
- G. TYPE OF STREET:** Town Road
- H. ZONING DISTRICT:** Commercial Industrial (CI)
- I. SEQRA - TYPE OF ACTION:** Unlisted
- J. INVOLVED AGENCIES:** Suffolk County Planning Commission, Architectural Review Board, Suffolk County Department of Health Services
- K. OTHER REVIEW:** Town Engineer

2. DESCRIPTION OF PROJECT

- A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE:** Exercise Studio
- B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Service Commercial/Multiple Industrial
- C. ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Permitted
- D. AREA OF PARCEL (SQUARE FEET):** 40,000 sq. ft
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:** 9/24/04 for a 6840 sq. ft. one story, metal C\$, service commercial/multiple industrial building

- F. DESCRIPTION OF EXISTING STRUCTURES:** 6840 sq. ft. one story structure with 15 regular parking spaces and 1 truck loading space.
- G. DESCRIPTION OF PROPOSED STRUCTURES:** no changes to the structure proposed
- H. EXISTING & PROPOSED LOT COVERAGE:** not provided
- I. EXISTING & PROPOSED TOTAL COVERAGE:** not provided
- J. HEIGHT OF PROPOSED STRUCTURES:** no changes to the existing structure
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** no changes
- L. NUMBER OF EXISTING PARKING SPACES:** 14 reg. spaces, 1 truck space
- M. NUMBER OF PARKING SPACES REQUIRED:** approx. 35 spaces for the exercise studio alone, plus the required existing spaces for the remaining commercial uses on site.
- N. TOTAL PARKING SPACES PROVIDED:** 14 regular and 1 truck space
- O. VARIANCES REQUIRED:** to be determined
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** to be determined
- Q. DISTANCE TO PUBLIC WATER:** greater than 1500 ft.
- R. SOURCE OF WATER SUPPLY:** private well
- S. METHOD OF WASTE DISPOSAL:** on site septic system
- T. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** Not provided
- U. NUMBER OF ACCESS POINTS:** one
- V. IS SIGHT DISTANCE ACCEPTABLE?** yes, access is not changing

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)

Survey requirements: Adjacent land ownership, existing and proposed uses, lot area and floor area calculations of all existing and proposed uses, existing and proposed parking layout and calculations, existing lighting and locations of signs, fences, screen plantings, existing sewerage disposal system, existing topography at corner elevations, existing and proposed sanitary calculations.

4. SITE ANALYSIS:

- A. SOIL TYPE:** RdA (Riverhead sandy loam, 0 to 3 percent slopes)
- B. FLOOD HAZARD ZONE:** Zone X
- C. DESCRIPTION OF VEGETATION:**
- D. RANGE OF ELEVATIONS:** approx. 65.3 to 74.9 above mean sea level
- E. NATURE OF SLOPES:** mostly flat
- F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** none
- G. SETBACK FROM ANY WETLAND OR WATER BODY:** not applicable
- H. ARE THERE TRAILS ON SITE?** no
- I. DEPTH TO WATER TABLE:** not provided

J. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES? It is not believed to.

K. IS THE SITE CONTAINED WITHIN:

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	Yes
South Fork Special Groundwater Protection Area	Yes
Town Overlay District	Water Recharge

Other Background Information:

Application submitted is for a change of use site plan to convert the use of a portion of an existing structure from service commercial to an exercise studio. The subject parcel is located on Plank Road in Wainscott. The parcel is zoned Commercial Industrial (CI) and is located within the Water Recharge Overlay District. It is also located within the Pine Barrens and South Fork Special Groundwater Protection Area.

The 40,000 parcel contains a 6,840 square foot service commercial/multiple industrial structure with four bays. It is our understanding that the applicant wishes to convert the use of one of the four bays to an exercise studio (predominantly for yoga classes). Fourteen parking spaces plus one truck loading space exist on the parcel for the four bays. There is a common access between the subject parcel and the lot directly to the south. The parking lot aisle is also shared by the two parcels. It should be noted that the exercise studio currently exists in the proposed location.





Issues for Discussion:

1. SEQRA.

Pursuant to SEQRA and Chapter 128 of the Town Code, the proposed project is an Unlisted action. The Planning Department recommends that the Board assume Lead Agency Status.

2. Plans Submitted.

The applicant has submitted a survey of the parcel which appears to have been last surveyed several years ago. The Planning Department recommends that the Board require a current survey which shows all existing lot coverage, total coverage and clearing calculations and the up-to-date clearing line.

It is unclear from the plans submitted which bay contains the exercise studio. This should be clarified for the next submission.

The floor plans submitted for the interior of the bay where the use is occurring are not stamped and signed by a licensed professional, nor are there any dimensions shown on the plans. This is a Town Code requirement and should be included with next submission.

3. Parking.

The parcel currently has 14 regular parking spaces and 1 truck loading space as per the approved site plan which are to be used by the uses by the tenants of all four bays. The parking calculation for the existing service commercial use is 1 space per 500 sq. ft. of interior space.

The applicant's proposal for an exercise studio requires 1 space per 50 sq. ft. of gross floor area as per the Town Code. This means that for the exercise studio alone, there is a requirement of 35 parking spaces, assuming the bay being used is 1,710 sq. ft. The EAF Part I submitted by the applicant states that there are three parking spaces and 1 handicap space dedicated to his unit.

As per the approved site plan from 2002, the total lot coverage currently exists at 34.7%, where 40% is allowed. The survey submitted with this application shows the clearing to be at 49%, where 50% is allowed. Based on the above, it appears that when the original site plan was submitted, the property owner requested and received approval for the largest building possible while still meeting the Town Code requirements for the proposed use. As a result, the remaining areas of improvement on the site are very limited. It appears that the parking required for an exercise studio is not able to fit on site and may be impossible to meet within the allowable limits set forth in the Town Code.

It should be noted that there is no handicap sign by the handicap parking space as was required during the initial site plan approval for this site. This sign should be reinstalled as soon as possible.



4. Sanitary Calculations.

The parcel has an allowable sanitary flow of 275.4 gallons per day. The 2002 approved site plan shows that the 274 gallons per day are being used by the service commercial use (calculated at 0.04 gpd/sq.ft.). The proposed exercise studio has a calculation of .1gpd/sq. ft.

If three of the bays are calculated at the flow rate for service commercial (general industrial space as per SCDHS guidelines) and one bay is calculated at a flow rate of an exercise studio (fitness center without shower or facilities as per SCDHS guidelines), it appears that the total flow generated would be approximately 376.2 gallons per day. This is 102.2 gallons per day over the allowable limit. This does not meet Suffolk County Department of Health Services allowable limits and would require a variance from the Board of Review at Suffolk County.

5. Conclusions.

The application is incomplete pending the submission of those elements in Section III of the evaluation form and the resolution of the above mentioned issues.

Based on the above parking and sanitary requirements the Planning Department regrets to say that it seems highly unlikely that the proposed use can legally fit on site. The application would need substantial variances from the Town Zoning Board of Appeals for either parking or clearing and coverage and would require a significant variance from the Suffolk County Department of Health Services for the excess sanitary flow. The Board should discuss this with the applicant.

TP

Planning Board Consensus

Lead Agency?

Additional comments: _____

Does the Board agree that it seems unlikely that the use can meet the Town Code requirements for this site and that the parking and sanitary flow issues must be resolved by the applicant before this application can proceed?

Additional comments: _____

Additional Board Comments:

