



TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

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January 23, 2008

TO: Planning Board

FROM: Eric Schantz
Planner Trainee

RE: Montauk Barns Site Plan/Special Permit
SCTM# 300-49-1-33
Application # A0520060214

Last Review Date: January 9, 2008

Items and Date Received: 01/23/08; cover letter; 10 prints of survey, dated revised 01/18/08; 10 sets of plans (Sheet 1 - First Floor Plan, Loft Plan, Foundation Plan & Plumbing DIA, dated 01/14/07, Sheet 2 - West Elevation, North & South Elevations & Typ. Wall Section, dated revised 01/14/08; Sheet 3 - Foundation Plan, First Floor Plan & Typ. Wall Section, dated revised 01/14/08; Sheet 4 - North, East & South Elevations, dated revised 01/14/08; Sheet 5 - East, South & North Elevations, Foundation Plan & Wall Section, dated revised 01/14/08;

Background Information: Application has been made to construct a multiple-business complex, a special permit use within the CB zoning district, at the current site of the Farmer's Market in downtown Montauk. The parcel is the merger of two lots of the original subdivision and is 8,200 sq ft. The applicants propose to renovate and re-open the Farmer's Market and to build 3 additional "barn-style" buildings with an interior courtyard/walkway, a patio area and all additional required parking on-site. The buildings proposed include: Espo's Surf & Sport retail store at 756 sq ft, a shed used for rental equipment storage as an accessory to Espo's at 64 sq ft, and an additional building at 256 sq ft. which, according to the submitted narrative, is to be used as either an office for the proposed surf shop or, with health department and Town approval, an ice cream store. The Planning Department notes that an ice cream store would be classified as a retail use under the current Town Code.

The site is 100% cleared of naturally growing native vegetation and is mainly mixed grasses with a small patch of mixed native and invasive species such as Sycamore Maple (*Acer pseudo-platanoides*), Pokeweed (*Phytolacca americana*), and Forsythia (*Forsythia europaea*) bushes.

Issues for Discussion:

SEQRA

The Planning Department has prepared and Environmental Assessment Form Part II and attached it to this memo. The Board should review this document and decide whether or not it is acceptable. The Planning Department has recommended a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code.

Survey Revisions

The applicant has made a number of revisions as required by the Planning Board at the last review:

- The notation for the dumpster has been changed to indicate stockade fencing will be used.
- The fencing along the side of Martell's has been removed.

- The bathroom in the rental shed has been removed
- The inconsistency between the building and site plans regarding the Bilco doors has been corrected.

Surfboard Rack

The applicant has revised the site plan to include an outdoor surfboard rack which will be fixed along the northern side of the rental shed. The Board should review this addition and decide whether or not it will be acceptable as proposed. The Board is reminded that the applicant has stated that during the hours the store is closed, the rental equipment will be stored in both the rental shed and below the office through use of the Bilco doors.

Landscaping Plan

The applicant has submitted an updated lighting/landscaping plan (dated 1/23/08) which includes Inkberry (*Ilex glabra*), Shad (*Amelanchler canadensis*), Montauk Daisies (*Chrysanthemum Nippon*) and Concord Grapes (*Vitus labrusca*). The Catnip (*Nepeta*) has not been included. The Planning Department finds this acceptable. The Board should review the lighting/landscaping plan and determine whether or not any further revisions will be required.

Town Engineer

Drew Bennett P.E. on behalf of the applicants stated at the January 9, 2008 Planning Board meeting that they had no objections to any of the alley improvements as recommended in the January 4, 2007 memo from the Town Engineer. The 10' X 8' leaching pool that was requested has been illustrated on the site plan. It should also be noted that the Town Engineer stated in the aforementioned memo that the on-site drainage and ADA required designs listed in his October 18, 2007 memo had been satisfactorily addressed. Therefore, should the Board agree with the recommended alleyway improvements the applicant has addressed all of the engineering concerns. The Board should review the Town Engineer's January 4, 2007 memo and form a consensus on what alleyway improvements to condition approval upon.

Conclusion

In conclusion, the Board should review the aforementioned submitted site plan, building plans and lighting/landscaping plan, and decide whether or not further revisions will be required. The Board should also review the attached EAF Part II and make a SEQRA declaration at this time. Should all of these items be found acceptable then the Board should determine whether further alleyway improvements will be required or if the recommendations outlined in the Town Engineer's January 4, 2008 memo are sufficient. Should all of these items be acceptable to the Board then the application will be complete and ready to be scheduled for a public hearing.

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Planning Board Consensus

Does the Board wish to make a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code?

Additional comments: _____

Does the Board find the surfboard rack acceptable as proposed and illustrated?

Additional comments: _____

Does the Board find the lighting/landscaping plan acceptable?

Additional comments: _____

Does the Board find the recommendations of the Town Engineer regarding the alleyway improvements acceptable or will they require further review/recommendations?

Additional comments: _____

Is the application complete and ready to be scheduled for a public hearing?

Additional comments: _____

Additional Board Comments:

Note: This document shall not be considered official until and unless it has been signed by the responsible official of the lead agency.

**TOWN OF EAST HAMPTON
NEW YORK 11937
ENVIRONMENTAL ASSESSMENT FORM
PART II
(To be completed by Lead Agency)**

TOWN REVIEWING AGENCY: Planning Board

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PROJECT TITLE:	Montauk Barns	<input checked="" type="checkbox"/> SITE PLAN
STREET:	Montauk Highway	<input type="checkbox"/> SUBDIVISION WAIVER
SCHOOL DISTRICT:	Montauk	<input type="checkbox"/> SUBDIVISION
ZONING DISTRICT:	CB	<input checked="" type="checkbox"/> SPECIAL PERMIT
SUFFOLK COUNTY TAX MAP:	300-49-1-33	<input type="checkbox"/> ZONE CHANGE
		<input type="checkbox"/> VARIANCE
		<input type="checkbox"/> NATURAL RESOURCES SPECIAL PERMIT
		<input type="checkbox"/> OTHER

APPLICANT: Jeffrey Esposito

ADDRESS: Old Barn Development Corp.
57 Main Street
East Hampton, NY 11937

TELEPHONE: 516-356-2298

COMMENTS:

Application has been made to construct a multiple-business complex, a special permit use within the CB zoning district, at the current site of the Farmer's Market in downtown Montauk. The parcel is the merger of two lots of the original subdivision and is 8,200 sq ft. The applicants propose to renovate and re-open the Farmer's Market and to build 3 additional "barn-style" buildings with an interior courtyard/walkway, a patio area and all additional required parking on-site. The buildings proposed include: Espo's Surf & Sport retail store at 756 sq ft, a shed used for rental equipment storage as an accessory to Espo's at 64 sq ft, and an additional building at 256 sq ft. which, according to the submitted narrative, is to be used as either an office for the proposed surf shop or, with health department and Town approval, an ice cream store. The Planning Department notes that an ice cream store would be classified as a retail use under the current Town Code.

The subject parcel is located within the CB zoning district of downtown Montauk and is wholly within Zone X of the FEMA and FIRM maps. It is situated at 805 Montauk Highway. It is identified as lots 12 & 13 in Block 23 of Subdivision #1 of the Montauk Beach Development Corp: the Map of Fort Pond Business Section, which was filed on November 22, 1926 as no. 174. The predominant soil type on this parcel is Bridgehampton Silt Loam, 0 to 2 percent slopes. The site is 100% cleared of naturally growing native vegetation and is mainly mixed grasses with a small patch of mixed native and invasive species such as Sycamore Maple (*Acer pseudo-platanoides*), Pokeweed (*Phytolacca americana*), and Forsythia (*Forsythia europaea*) bushes.

Premises are presently improved with one 2,730 sq ft. concrete building, known as the Farmer's Market, with a concrete patio and a walk-in freezer to the rear. The retail building is to remain while the patio and walk-in freezer are to be removed.

This project is classified as an Unlisted Action pursuant to SEQRA and Chapter 128 of the Town Code.

POSSIBLE IMPACT ON LAND

1. Will there be a significant adverse impact as a result of physical change to the project site?

Yes No

No significant adverse impacts are expected. The site is in the Central Business District and is currently dominated by the existing one-story retail store and the proposed physical change is not expected to have any adverse impacts.

2. Will there be a significant adverse impact to any unique or unusual landforms on the site?

Yes No

No unique or unusual landforms are present on the subject parcel.

POSSIBLE IMPACT ON WATER

3. Will there be a significant adverse impact to any water body designated as protected?

Yes No

No. There are no wetlands or water bodies within the proximity of the project site and as a result, no direct adverse impacts are expected. The new drywells and stormwater collection structures required on-site by the Town Engineer will lessen the impact of run-off on the adjacent waters of Fort Pond.

4. Will there be a significant adverse impact to any non-protected existing or new body of water?

Yes No

No such water bodies exist within the vicinity of the site. No adverse impacts are expected.

5. Will there be a significant adverse impact to surface or groundwater quality?

Yes No

No adverse impacts are expected. The existing, outdated sanitary system is to be filled and abandoned and replaced with a more modern system. As mentioned in the response to question #3, the impact of stormwater run-off on groundwater will be mitigated by the installation of dry wells throughout the site as needed.

6. Will there be a significant adverse impact as a result of altered drainage flow patterns or surface water runoff?

Yes No

See response to question # 3. The Planning Department foresees a favorable impact on drainage flow and surface water run-off.

POSSIBLE IMPACT ON AIR QUALITY

7. Will there be a significant adverse impact to air quality?

Yes No

A significant impact on air quality is not expected to result from this project.

POSSIBLE IMPACT ON PLANTS/ANIMALS

8. Will there be a significant adverse impact to any threatened or endangered species?

Yes No

No threatened or endangered species have been identified on site.

9. Will there be a significant adverse impact to non-threatened or non-endangered species?

Yes

No

No adverse impacts are expected.

POSSIBLE IMPACT ON AGRICULTURAL LANDS

10. Will there be a significant adverse impact to agricultural land resources?

Yes

No

No agricultural land resources have been identified on site. There are no future plans for agricultural use of the parcels in this area.

POSSIBLE IMPACT ON AESTHETIC RESOURCES

11. Will there be a significant adverse impact to aesthetic resources?

Yes

No

No adverse impacts are expected. The project is being reviewed by the Architectural Review Board and they have stated, by letter dated November 30, 2007, that they "like the overall feel of the project but are concerned about the pedestrian flow in the area". They have asked the applicant to provide a flow plan indicating plantings and colors and materials to ensure that the project will be in keeping with the aesthetics of downtown Montauk. ARB approval is required as a condition of site plan approval and before either a building permit or certificate of occupancy can be granted.

POSSIBLE IMPACT ON HISTORIC RESOURCES

12. Will there be a significant adverse impact to any site or structure of historic, prehistoric or paleontological importance?

Yes

No

None have been identified.

POSSIBLE IMPACT ON OPEN SPACE AND RECREATION

13. Will there be a significant adverse impact to the quality and quantity of existing or future open space or recreational opportunities?

Yes

No

This parcel has not been identified as having any existing or future open space or recreational opportunities.

POSSIBLE IMPACT ON TRANSPORTATION

14. Will there be a significant adverse impact to existing transportation systems?

Yes

No

A significantly favorable impact is expected.

It should also be noted that the proposal will construct 6 new parking spaces at the rear of the site which will be accessed through the alleyway. This will aid automobile transportation throughout the Town by mitigating the need of potential customers to park along Montauk Highway, as is the current conditions for the Farmer's Market building alone.

POSSIBLE IMPACT ON ENERGY

15. Will there be a significant adverse impact to the community's sources of fuel or energy supply?

Yes

No

No adverse impacts are expected.

POSSIBLE IMPACT ON NOISE

16. Will there be objectionable odors, noise, glare, vibration or electrical disturbance as a result of this project?

Yes No

Aside from the normal disturbances associated with construction projects, no objectionable odors, noise, glare, vibrations or electrical disturbances are expected to result from this project.

POSSIBLE IMPACT ON HEALTH AND HAZARDS

17. Will there be a significant adverse impact to public health and safety?

Yes No

No adverse impacts are expected.

POSSIBLE IMPACT ON GROWTH AND CHARACTER OF THE COMMUNITY OR NEIGHBORHOOD

18. Will there be a significant adverse impact to the character of the existing community?

Yes No

No significant adverse impacts are expected. The proposed "barn-style" buildings are a departure from the more traditional Tudor architectural style of downtown Montauk. However, these buildings will be setback a considerable amount from the roadway, mitigating their impact on the collective facade of this block. Additionally, the openness of the site will create a walk-able area in keeping with nature of Montauk's central business corridor.

19. Is there or is there likely to be controversy related to the potential environmental impacts?

Yes No

Public hearings will be held before the Zoning and Planning Boards to solicit comments from the public. No comments have been received to date.

CONCLUSION: This project is not expected to have any significant adverse impacts to the environment, the community or the Town as a whole. Many positive effects on downtown Montauk are expected. In particular, the addition of 6 parking spaces to the rear of the site will provide a much needed benefit. This project also includes the improvement of a significant section of alleyway which will link these parking spaces to traffic on S. Edison St., directing it away from Montauk Highway. Also, the project involves the upgrading of both the sanitary system and the storm-water drainage structures on and around the site. For these reasons, the Planning Department feels that the project as proposed will be a benefit to downtown Montauk and recommends a negative declaration pursuant to SEQRA and Chapter 128 of the East Hampton Town Code.

Determination of Significance

- One or more potentially significant adverse environmental impacts have been identified which may result from the proposed project. A Positive Declaration is hereby made pursuant to SEQRA and Chapter 128 of the East Hampton Town Code.
- One or more potentially significant adverse environmental impacts have been identified which may result from the proposed project. However, by incorporating the mitigated measures identified in this Environmental Assessment Form, these potentially significant adverse impacts may be avoided. A Conditioned Negative Declaration is hereby made pursuant to SEQRA and Chapter 128 of the East Hampton Town Code.
- No potentially significant adverse environmental impacts resulting from the proposed project have been identified. A Negative Declaration is hereby made pursuant to SEQRA and Chapter 128 of the East Hampton Town Code.

NAME OF LEAD AGENCY: Town of East Hampton Planning Board

Sylvia Overby
Print Name of Responsible Officer in Lead Agency

Planning Board Chairwoman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Date

Prepared By (Signature)

Date