



TOWN OF EAST HAMPTON

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March 5, 2008

TO: Planning Board

FROM: Eric Schantz
Planner Trainee

RE: Montauk Clothing Addition/Apartment Site Plan/Special Permit
SCTM# 300-49-1-30
Application # A0520060190

Last Review Date: January 30, 2008

Items and Date Received: ZBA resolution dated March 4, 2008, received by the Planning Department March 5, 2008

Background Information: This Site Plan/Special Permit Application is to build; two apartments with decks over the existing retail stores, an additional 196 sq ft. of first floor storage area and a dumpster with enclosure. One apartment identified as the “owner’s apartment” is proposed to be 1,185 Sq. Ft. and the other, identified as the “staff apartment” is proposed to be 733 Sq. Ft. Apartments within commercial structures require a Special Permit within the CB zoning district. Also, as the footprint of the building extends within the required 10’ setback from the front parcel boundary, and as one of the proposed second-floor apartments will therefore also fall within this setback, an area variance of 9’ would need to be granted by the ZBA for the setback of the larger apartment to the front yard parcel boundary.

The parcel is entirely cleared and is located at the corner of South Edison Drive and Montauk Highway in downtown Montauk’s Central Business District. The site is pre-existing/ non-conforming and contains two stores: The Montauk Clothing Co. to the front, and the Mundo Latino Express to the rear. 4 parking spaces currently exist on-site and the parcel is bordered to the northwest by a large public parking lot and to the southeast by Montauk Highway and it’s accompanying on-street parking.

Issues for Discussion:

ZBA

By resolution dated March 4, 2008 the Zoning Board of Appeals has granted an area variance for the project which will enable the second floor addition to be built within 1' of the front property line where a 10' separation is required under current zoning.

Conclusion

The application is complete and ready to be scheduled for a public hearing

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Planning Board Consensus

Schedule a public hearing?

Additional comments: _____

Additional Board Comments:

