



TOWN OF EAST HAMPTON

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Planning Department
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May 13, 2008

TO: Planning Board

FROM: Eric Schantz
Planner

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

Last Review Date: March 12, 2008

Items and Date Received: N/A

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:

Public Hearing

A public hearing was held on April 9, 2008. No members of the public spoke at the hearing and no written comments have been received to date.

Town Engineer

By memo dated January 25, 2008, the Town Engineer found all of the engineering elements of the site plan satisfactory.

ARB

By resolutions dated August 20, 2007 the Architectural Review Board approved the application.

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.

Suffolk County Planning Commission

By letter dated May 5, 2008 the Planning Commission found this application to be a matter for local determination.

Montauk Fire Department

By letter dated July 16, 2007, the Chief of the Montauk Fire Department approved of the site plan.

Town Superintendent of Highways

By letter dated February 21, 2008, the Superintendent of Highways approved of the proposed parking spaces within the Town right-of-way

SCDHS

The Suffolk County Department of Health Services granted approval for the updated sanitary system by stamp of approval dated April 28, 2007

Conclusion

Therefore, should the Board agree, the application is ready for approval

Items to Be Approved

- Site plan prepared by DiSunno Architecture dated November 16, 2007 dated received January 18, 2008
- Site Plan/Survey prepared by William Walsh Surveyors dated last revised March 1, 2007, received by the Planning Board on June 28, 2007.
- Landscaping Plan prepared by W. Dean Gomolka dated December 19, 1007 dated received January 18, 2008
- Set of Plans: (A0 - Cover Sheet, dated 09/24/07; A1 - Site Plan, A2 - Floor Plans, A3 - South Elevations, A4 - East Elevations, A5 - North Elevations, A6 - Perspective Views, E1 - Lighting Photometrics, Pl-1 - Planting Plan, X1 - Existing Site & Axonometric, X2 - Existing Floor Plans, X3 - Existing Exterior Elevations), dated 11/16/07

Conditions of Approval

- All grading and drainage improvements as required by the Town Engineer in his memo dated January 4, 2008. This includes the applicant paying to build three parking spaces within the S. Edison St. Town right-of-way

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Planning Board Consensus

Is the application ready for approval?

Additional comments: _____

Additional Board Comments:

