



# TOWN OF EAST HAMPTON

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June 24, 2009

**TO:** Planning Board

**FROM:** Eric Schantz  
Planner

**RE:** Pulver Gas Tank Replacement Site Plan  
SCTM# 300-27-4-2.1  
Application # A0520060156

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**Last Review Date:** May 20, 2009

**Items and Date Received:** 05/19/09 Applicant submission; cover letter; 10 prints of Landscape Plan; dated 05/18/09. 06/23/09 Applicant submission; cover letter; 10 prints of Survey, dated revised 06/02/09; 10 sets of Building Plans (S-1A - Site Plan Layout, dated revised 06/08/09; S-1 - Site Plan Layout & Location of Piles, dated revised 06/08/09; S-2 - Boring Locations & Soil Data, dated 12/26/08; S-3 - Tank Layout Detail & General Construction Notes, dated 01/09/09; G-1 - Site Plan Layout & Location of Piles, dated 01/09/09; G-2 - Support Front & Side Views, Unloading/Bobtail Loading, Pump Pad, Mounting of Lighting Fixtures, Base Plan View, Tank Mounting & Foundation Details, dated revised 03/31/09; P-1 - Piping Isometric Details, dated 01/09/09; P-2 - Piping Details - Emergency Stop, Truck Loading, Bobtail Filling & Storage Tank, dated 01/09/09; P-3 - Piping Isometric Detail - Two Bobtail Loading, dated 01/09/09; T-1 - Storage Tank Details, dated 01/09/09; E-1 - Electrical Plan/Site Plan Layout, dated revised 06/08/09; E-2 - Electrical Lighting Isolux, dated revised 06/08/09); 10 sets of Lighting Details, stamped received 06/23/09.

**Background Information:** The application is for Site Plan approval for the replacement of 4 propane storage tanks totaling 62,000 Gal. capacity with 2 propane gas tanks totaling 60,000 Gal. capacity as well as the removal of a trailer from the site. The parcel is located on Second House (Industrial) Rd. in Montauk along Fort Pond, is zoned Commercial/Industrial and is 109,760 Sq. Ft. The use is classified in the town code as fuel storage and is a special permit use in the CI zoning district.

## **Issues for Discussion:**

### **Submission Requirements**

Pursuant to §255-6-50 the following basic information should be provided on an updated site plan:

- Existing and proposed lot (building) coverage and total lot coverage
- The main diagram on the site plan should not show the existing conditions, it should show the proposed site layout. (i.e the proposed site layout which is shown on sheet S-1 should be shown on sheet S-1A as this is the sheet which provides (most of) the items required to be provided on a site plan by §255-6-50)

The applicants should also note that they only need to submit the sheets/maps/plans which require revisions. If there are no changes proposed to the sheets of the building plans which identify the design of the propane tanks, their electrical wiring, etc. then these plans do not need to be re-submitted

### **Filling station**

The filling station has not been illustrated on the site plan as requested by the Fire Marshal. Both the Board and the applicants should refer to the Fire Marshal's memo (dated May 7, 2009) and the sketch attached to it and the plans should be revised accordingly for the next submission.

### **Protection of Natural Resources**

The Board should note that pursuant to §255-4-95, an NRSP & variance(s) will not be required for the two new fuel tanks provided that the project is reviewed by the Department of Fire Prevention and the Natural Resources Department. The Planning Department has sent a referral to the Director of the Natural Resources Department and the Board should incorporate his recommendations into the project.

### **Lighting**

The last submission included a comprehensive lighting plan which included three (3) 250 Watt HPS lights mounted at 20' in height. The Planning Department had recommended that the following alterations be made to the lighting plan:

- Replace the light at the front of the tanks with a 150 Watt HPS fixture
- Replace the light adjacent to the entrance gate with a 100 Watt HPS (maximum) fixture and reduce the mounting height to 12' (max.)
- Remove the light proposed at the "cylinder filling station" or replace with a low wattage incandescent bulb (~60 Watts) mounted at 6' in height and controlled by an on/off switch

The Planning Board had further stated that all lights should be placed upon motion sensors. Although the Planning Department agrees that this would be ideal, the applicants had stated that constant area lighting was a security necessity and therefore, we feel that, at the very least, the one light proposed at the front of the two new tanks could remain lit to act as area lighting for the site. However, this is the Board's decision to make and should be discussed.

The applicants have submitted a revised lighting plan with this most recent submission. This plan calls for:

- Three (3) 150 Watt HPS fixtures mounted at 20' in height not controlled by motion sensors and,
- Three (3) 250 Watt HPS fixtures mounted at 20' in height and controlled by motion sensors

The Planning Department does not find this acceptable and recommends that the Board follow the previously suggested changes of the lighting plan.

**Landscaping plan**

A revised landscaping plan (dated May 18, 2009) has been submitted. This plan includes 12 Eastern Red Cedars (*Juniperus virginiana*) as per the Board's request at a previous review. The Planning Department has no objections to this plan.

**Conclusion**

In conclusion, the application is incomplete pending the resolution of the aforementioned issues and the submission of the required items.

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**Planning Board Consensus**

*Should the lighting plan be revised as suggested by the Planning Department? Are there any additional/different revisions?*

Additional comments: \_\_\_\_\_  
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*Is the landscaping plan acceptable?*

Additional comments: \_\_\_\_\_  
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*Should the filling station be illustrated as proposed by the Chief Fire Marshal?*

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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