



TOWN OF EAST HAMPTON

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March 7, 2008

TO: Planning Board

FROM: Eric Schantz
Planner Trainee

RE: Ross School Recreational Facilities Site Plan/Special Permit
SCTM# 300-156-1-9.2
Application # A0520060231

Last Review Date: March 5, 2008

Items and Date Received: 03/07/08 Applicant submission; cover letter; 10 copies of Exhibit A - list of Athletic Teams & Events, stamped received 03/07/08; Exhibit B1 - Pamphlet of 2007 Summer Youth Programs, stamped received 03/07/08; Exhibit B2 - Pamphlet of After School, Arts, Wellness, Film & Media, Languages & Outdoors, stamped received 03/07/08; Exhibit B3 - After School Arts, Computer, Film & Photo, Nutrition Languages, Outdoors & Wellness, stamped received 03/07/08; Exhibit B4 - After School Arts, Culinary & Nutrition, Wellness, Well-Being, Media & Languages, stamped received 03/07/08. Re-Veg plan & cover letter dated received March 7, 2008.

Background Information: Application is made to construct 2 playing fields, a rope course, a basketball court, 6 tennis courts, a parking lot with 60 spaces, an 8,353 sq ft. fieldhouse building with restrooms and locker rooms, a road linking Goodfriend Drive to Plank Road, and an interconnected system of walkways at the site of the Ross School in Wainscott. The proposal also includes significant improvements and additions to on-site drainage, the re-grading of land, the relocation of a trail easement, and comprehensive site lighting.

The parcel is roughly 62 acres in size and currently contains 2 playing fields, a parking lot, the gymnasium/wellness center facilities and a short access road. Most of the parcel is un-cleared of native vegetation. It has been recently up-zoned to A5 and is within the Water Recharge Overlay District. The Ross School is a semi-public facility, a special permit use under the Town Code.

Issues for Discussion:

Athletic/Events Schedule

The applicants have submitted a detailed narrative which explains in greater detail the extent of the use of the facilities. They have submitted an athletic events schedule from 2007-2008 which identifies all times in which the school's sports teams will be utilizing the facilities. Specific explanations for the nature of the operation of the site have been provided for each day on this calendar that will have more than two home games. The narrative states that the existing 2 playing fields are routinely used at the same time and that the existing parking facilities easily accommodate the 20 to 50 spectators that usually frequent these events. The narrative also states that any days in which 2 baseball or softball games would both be occurring would require re-scheduling, as there is only one field. The times in which teams will be practicing is also addressed and the narrative states that it is unlikely that JV or Varsity teams will be utilizing any of the fields for practice past 5PM.

The Planning Department feels that this submission adequately addresses the concerns expressed by the Board at the previous work session, but the Board should read this document and discuss the issue.

Public Use of Facilities

The submitted narrative also includes detailed explanations of the public-use component of the school's facilities. It has been stated that all programs open to the public will be scheduled so as not to interfere with school athletic activities as these are the primary concern. Four different types of public uses have been addressed:

@Ross Community Programs:

These programs are those of the type currently occurring on-site. They are scheduled through a Community Programs Coordinator and require advanced registration. The available programs are detailed in the submitted Community Programs Brochure (Exhibit B)

External Programs:

The on-site facilities can also be rented out to private groups provided that they provide the school with a detailed explanation of the nature of the program proposed. All such events are also coordinated by the External Programs Coordinator.

Summer Camps:

The school also carries out summer camp programs which are explained in greater detail in the submitted brochure. There is a separate Summer Programs Director who coordinates these events with the aforementioned administrators. It is stated that the new facilities would enable the school to increase the scope of activities available for this program.

Sports Skills @Ross:

The school intends to begin sports clinics in softball, baseball, tennis, lacrosse, and soccer to be held on evenings and weekends by groups ranging 10 to 20 persons in size.

The narrative states that all of these types of programs will be coordinated by a team of administrators that will ensure that the school’s facilities are not overburdened and that the school functions will not be compromised. The Board should read the narrative and discuss these issues.

Re-Vegetation Plan

The applicants have submit a plan to re-vegetate a total area of 81,257 sq ft. which would reduce total proposed clearing from 29.4% to 26% of the parcel. The Planning Department commends the applicants for their attempts to minimize on-site clearing and feels this is a positive addition to the project. The Board should review the submitted aerial-based plan and discuss this issue.

Conclusion

In conclusion, the Planning Department feels that the most recent submission adequately addresses the previous concerns of the Board. Therefore, the application is complete and ready to be scheduled for a public hearing. Once a hearing has been held, the Planning Department will prepare an environmental assessment form for the Board’s review.

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Planning Board Consensus

Does the Board find the submitted narrative acceptable or are there additional concerns that need to be addressed through written narratives or additional submissions?

Additional comments: _____

Does the Board approve of the submitted re-vegetation plan?

Additional comments: _____

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

Additional comments: _____

Additional Board Comments:

