



TOWN OF EAST HAMPTON

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Planning Department
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August 10, 2009

TO: Planning Board

FROM: Kathleen Radziewicz, Chief Town Investigator

RE: Spencer Oaks Preliminary Subdivision
SCTM# 300-182-2-5.1, 7.1

Last Review Date May 13, 2009

Items and Date Received

Letter from Supt of Highways regarding proposed cul de sac, stamped received by Planning Board 5/18/09; Lead Agency response letter from SCDHS, dated 6/5/09; Signed and sealed Preliminary Subdivision Map, dated last revised July 6, 2009; Signed and sealed Road and Drainage Plan by George Walbridge Surveyors, P.C. dated last revised July 6, 2009; SCDHS Approval, stamped received 7/6/09; copy of letter from EHFD, dated 6/25/09; Applicant letter regarding naming of road, dated 7/23/09.

Background Information

Submitted is a preliminary application for subdivision approval to divide a 3.123 acre parcel into five lots with a 20,385 sq. ft. (15%) reserved area and a 39,485 sq. ft. (29%) scenic easement. Total open space equals 59,237 sq. ft. or 44% of the total lot area. The parcel is situated on Fourth Street which is an unopened Town Road. The nearest improved roads are Spencer Lane (Main Street), Buckskill Road and Towhee Trail. The parcel is also shown on the Town's Old Filed Map Study as Urban Renewal parcel #17 within block 9 of Old Filed Map #156. The Green Hollow Subdivision is located directly north of the subject parcels.



The parcels are zoned B-Residence, are within the Pine Barrens, the South Fork Special Groundwater Protection area and Suffolk County's Groundwater Management Zone V.

ISSUES FOR DISCUSSION

Open Space Allotment

When last reviewed, the Planning department noted a discrepancy on the submitted map with respect to the square footage of the reserved area, that being the reserved area at the top of the map was noted to be 19,752 sq. ft. (14.5%) while the map had shown and the Planning Board had agreed to a reserved area of 20,385 sq. ft (15%). The applicant was advised to correct the map notations at the top for the next submission. The newly submitted map continues to show this discrepancy.

Access

The applicant has revised submitted road and drainage plans to show the common driveway extending beyond the cul-de-sac has been relocated to the southerly side of the road, as suggested by the Board. The Board should decide if this meets their approval.

Fire Hydrants

As per request by the East Hampton Fire Department in a letter dated June 25, 2009 the fire hydrant proposed at the corner of Spencer Lane and Greenstar Court has been relocated across Spencer Lane from the original proposed placement.

SCDHS

Applicant has submitted a copy of the map from Suffolk County Department of Health requiring test holes on lots numbered 1 and 5. Applicant requests the Board's permission to open the subdivision road to provide minimum access necessary to dig these two holes. The Planning Department notes that the access clearing width should be limited to ten feet and the cleared area on the lots limited to 400 square feet each pursuant to §255-1-30B of the Town Code.

Street Name

According to the Town Code, the applicant can suggest street names for proposed Town Roads. Although the Planning Board has the final determination on those street names, the applicant was asked to submit road names that take sense of place and community into consideration. The applicant has suggested by letter dated July 23, 2009 that the subdivision road be named "Sharkey's Way" to honor the recently passed Chief Building Inspector. The Board should review this name and advise applicant regarding same.

REMINDERS

Groundwater Management Zone V/TDR

The transfer of development rights will be a condition of preliminary approval.

Old Filed Map Modification

The subject parcels are identified as Urban Renewal parcels with the Town’s Old Filed Map Study. This application will require a modification to the Old Filed Map as a condition of preliminary subdivision approval.

Acceptance into the Town’s Highway System

The applicant has been advised to secure a letter from the Superintendent of Highways stating that the road will be accepted into the Town’s Highway system and submit same to the Planning Board file. No such letter has been submitted. The applicant is reminded that neither the Planning Department nor the Planning Board can guarantee that a road will be accepted without specific agreement from the Highway Department.

STATUS

In conclusion, this application is incomplete pending the resolution of the reserved area square footage discrepancy, the approval of the street name and any issues the Town Engineer may have with the road and drainage plans submitted.

Planning Board Consensus

Should the applicant correct the map notations at the top for the next submission with respect to the size of the reserved area?

Additional comments: _____

Is the newly relocated common drive-way extension acceptable to the Board?

Additional comments: _____

Is the newly relocated fire hydrant placement acceptable to the Board?

Additional comments: _____

Will the Board grant permission for the applicant to open the subdivision road to dig two test holes as required by SCDHS?

Additional comments: _____

Is the street name, Sharkey's Way, acceptable?

Additional comments: _____

Additional Board Comments:

KBR