



### **ED40 & the Redevelopment of the East Deck Motel in Ditch Plains**

The ED40 proposal to redevelop the former East Deck Motel property in Ditch Plains raises serious questions about possible environmental and community impacts. The best interests of the community and the environment can only be served through the preparation of an Environmental Impact Statement. Such a review provides the community and decision makers a public, transparent means of fully vetting the proposal and evaluating specific issues.

Preliminary filings with the East Hampton Town Planning Department propose to transform the 28 unit East Deck Motel into a 179-member "private membership club." The application, backed by an anonymous owner or ownership group known only as ED40, proposes to:

- More than double the building coverage on the 4.14 acre parcel
- Create a new, two-story 30,000-plus square-foot clubhouse with a bar and food service
- Build a 7,224 square-foot swimming pool
- Retrofit existing hotel units for use as a cafe, spa and game room
- Build over 5,000 square feet of additional outdoor decking
- Nearly triple the legally-existing parking from 36 spaces to 100 spaces

As proposed, the club would require:

- A septic system to handle the waste of 537 people, with a daily flow of 5,171 gallons
- Addition of 3,600 yards of soil to elevate the septic system above ground water
- Construction of "below grade" (underground) parking beneath the clubhouse

ED40's proposal raises concerns over likely impacts to the already compromised ground water and surface waters surrounding Ditch Plains, much of which flows north to Lake Montauk. There are also serious questions regarding increases in traffic and noise and the possible limiting of public access to the beach. More broadly, ED40's proposal raises questions about impacts from expanded development in a vulnerable, low-lying coastal zone. These concerns are underlined by the impacts of Hurricane Sandy in 2012 which flooded the East Deck property, leaving more than a foot of water for several days following the storm.

CCOM is fully engaged in evaluating the ED40 application. Our team of professional environmental, planning and legal experts is committed to ensuring the community is fully included and that possible environmental impacts are understood and addressed.

CCOM will keep our members and the community posted about meeting dates and times. Interested community members are encouraged to participate fully in the Planning Board review process. CCOM will be fully engaged in the review of the ED40 application at each step along the way, advocating for effective environmental review and protection.