



ZONING CODE AMENDMENTS WORKING GROUP (ZCAWG) UPDATE

Cate Rogers - Councilmember

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July 16, 2024



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GOAL

Ensure our zoning codes are complying with the Town of East Hampton Comprehensive Plan.



TOWN OF EAST HAMPTON COMPREHENSIVE PLAN VISION STATEMENT AND GOALS

Town of East Hampton Comprehensive Plan Vision Statement pg.7

“The Town treasures and is committed to sustaining this rich array of natural and cultural resources, authentic sense of place, rural character, and the people who make it unique. East Hampton is and will continue to be a "green" community, a leader in protecting the environment, saving energy and preserving open space. Future development should be harmonious with the existing character of the community.”

Town Of East Hampton Comprehensive Plan Goals Pg.8

GOALS:

Goal One: Maintain, and restore where necessary, East Hampton's rural and semi-rural character and the unique qualities of each of East Hampton's historic communities.

Goal Two: Take forceful measures to protect and restore the environment, particularly groundwater. Reduce impacts of human habitation on ground water, surface water, wetlands, dunes, biodiversity, ecosystems, scenic resources, air quality, the night sky, noise and energy consumption.

Goal Three: Reduce the total build-out of the Town to protect the natural and cultural features identified in goals one and two.

Goal Seven: Protect historic buildings, hamlets, neighborhoods, landscapes and scenic vistas from incompatible development. Prevent further loss of the Town's cultural and archaeological resources.

RECAP OF MAY 7TH PRESENTATION PROPOSED CODE AMENDMENTS

- Updates to definitions of basement, finished and unfinished.
- Limits to depth of basements and not extending beyond the exterior wall of the first floor.
- Updates to the definitions to include attached garages as part of the principal structure and included in the gross floor area calculations.
- Updates to the definition of gross floor area to include 100% of attached garages and finished portions of basements.
- Increase separation for accessory structures from the principal from 5 feet to 10.
- Add new limitations on the maximum height of accessory structures.
- Reduce maximum gross floor area from 20,000 sq. ft. to 10,000 sq. ft.
- Measure overall height to the top of any railing, regardless of material.
- Establish a 2-foot separation to groundwater for all buildings and pools.
- Increase railing height for roof decks to 42” instead of 36”.
- Codify requiring 2 ft. topography to surveys with Building Inspector discretion.

PROCESS SINCE LAST DISCUSSION



GCAWG met to review Town Board and public comments from the May 7th presentation.



Discussed and reviewed several options and revised proposed code changes in response.



Met with local surveyors, architects, builders, and land use agents to discuss changes.



SUMMARY OF ZCAWG RESPONSE

Clarify misinformation: garages are not included in current GFA.

Change recommendation: Exempt portions of attached garages from Gross Floor Area calculations.

Change recommendation: exempt Portions of finished basements from Gross Floor Area calculations.

Add recommendation: Measure maximum height from finished grade at lowest point.

Add recommendation: increase separation between detached structures and principal structures from 5 to 10 feet.



FURTHER INFORMATION ON REVISIONS

ATTACHED GARAGES AND GROSS FLOOR AREA

- Include garages in the gross floor area calculations, exempting the first 600 sq. ft.
- Any floor area beyond 600 sq. ft. of an attached garage would count towards the gross floor area of the residence.
- Detached garages will continue to not count towards gross floor area and are already limited to 600 sq. ft. and adding from 5 feet to 10 feet of separation from the principal structure.

FINISHED BASEMENTS AND GROSS FLOOR AREA

- Include finished portions of a basement in the gross floor area calculations at 50% of the floor area, exempting the first 600 sq. ft.
- Any floor area beyond 600 sq. ft. of a finished basement will count towards the gross floor area of the residence at 50% of that area.
- Unfinished portions of basements will not count towards gross floor area under any circumstances.
- Limit the depth of basements to 15 feet from top of foundation slab to lowest structural member above, single level below grade.
- Limit basement to the footprint of the floor above, exempting egress.
- Update the definitions of basement, finished and unfinished.

HEIGHT

- Update the measurement of overall height of a structure to be measured from lowest point of finished grade, in addition to existing/natural grade.

UNCHANGED AMENDMENT PROPOSALS

HEIGHT AND SEPARATION OF ACCESSORY STRUCTURES

Add new maximum height for accessory structures. 15 feet for flat roof and 20 feet for gabled roofs. 12/15 for pool houses.

Increase setback between principal structure and accessory structures from 5 feet to 10 feet to reduce visual impacts.

DEPTH TO GROUNDWATER

Establish a minimum 2-foot separation from groundwater for all buildings and swimming pools, exempting non-leaching sanitary components.

MINIMUM RAILING HEIGHT

Establish an increased 42” minimum railing height for decking raised 10 feet or more above adjacent grade.



MAXIMUM GROSS FLOOR AREA

- Reduce absolute maximum allowable GFA from 20,000 sq. ft. to 10,000 sq. ft.

SURVEY REQUIREMENTS

- Surveys would be required to demonstrate and document existing, or natural, grade prior to site disturbance with 2 ft. topography measurements.
- Help to establish a baseline for existing conditions on properties moving forward and what changes are occurring.
- Allows for exemptions as determined by the Building Department.

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QUESTIONS?