



MEMORANDUM

To: East Hampton IWWA
Re: Application IW-20-002, Subdivision, 11 Cone Road – Map 06/ Block/37/ Lot 6A
Date: February 26, 2020

At the last meeting of the IWWA on January 29, several items of concern were expressed regarding the proposed four-lot subdivision at 11 Cone Road. The purpose of this memo is to address the requirements of the East Hampton Zoning Regulations as they relate to driveways and access to properties, particularly interior lots.

As discussed, the property currently includes an access strip which reaches Old West High Street to the south side of the property. The developer has not proposed using this access strip for access to any of the lots due to the requirements of the zoning regulations. While the IWWA is not beholden to the Zoning Regulations, I wanted to provide you with the Zoning Regulation requirements. For your reference the requirements are as follows:

- Access drives shall be constructed such that the flow of road drainage is not impeded, water from the lot is not directed onto the road, safe sight distance is achieved, and the required number of vehicles, in accordance with Section 7.1, may be parked off the road in all weather conditions.
- The length of the access shall be not less than the minimum lot depth for the zone in which it is located and shall not exceed six hundred (600') feet.
- A single access driveway shall service no more than two (2) residences.
- A waiver may be granted by the Commission by a vote of three-fourths of all the members of the Commission. In no case shall a waiver be granted for access to more than three (3) residences, in which case the shared portion of the driveway shall be a minimum of 22 feet in width and shall be paved.

The applicant has not proposed using the existing access strip to Old West High Street as it is not capable of carrying a driveway that meets the current regulation in order to access all lots.