



To: Town of York, Planning Board
From: Lee Jay Feldman, Director of Planning
Date: 8/18/2016
Re: **Site Plan review of Long Sands Bathhouse**

I. Proposal

The Town of York is proposing to reconstruct the existing Long Sands Bathhouse in the same general area of the current bathhouse structure. The current structure is approximately 555 square feet in size while the new proposed structure will be approximately 1997 square feet, broken into two buildings and under one roof.

The site will include two bike rack locations, a handicap accessible ramp down to the beach, trash bins, outside wash areas, benches and a 25'x70' overlook deck on the beach side of the structure. The project as a whole has been pulled back from the beach based on the street relocation project. The street side will include a great deal of landscaping and textured crosswalks to slow the traffic and make this area very pedestrian friendly.

This project requires relocation of the current roadway in an arched manner pushing the street further away from the shoreline in order to accommodate the proposed project.

In order to establish the review on this project, the board needs to understand there are a variety of hurdles within the zoning ordinances that must be addressed:

Base Zoning	RES-7
Shoreland Zoning	Wetland resource Protection
Floodplain	VE and AO zones

These too will be discussed later in the memo.

II. Process

The board has already seen this application at the sketch and preliminary level. There several important housekeeping items that the planning board needs to first address before getting in to the technical review of this project.

Completeness: As you know, I like to remind the board that finding the application complete means that the information that is required to be submitted has been done. **The application can be found complete for the purpose of moving the project forward**

Waivers: The applicant received all of the requested waivers at the Preliminary hearing.

Public Hearing: Once you find the application complete, you can open the process up to the public hearing. It is my understanding that the advertising has been done for this part of the process.

TECHNICAL REVIEW

Zoning

This site has three zones to consider as part of this review. The first zone is the base zone.

The base zone is RES-7, in this zone the use would be considered a *Civic and Public Use Municipal*. Within this zone the standards are 12,000 square foot lot on sewer and water, 20' setback from the front yard and 12' from the side and rear yard(s) with a 30% lot coverage. Setbacks in the Res-7 zone are relaxed for this project under footnote b as found in §5.2.1 footnote b states that *“a municipal functionally water dependent use in the RES-7 district that contains frontage on Long Beach Ave and has year round public water and sewer shall not be required to meet minimum front setback requirements”* The issue of Functionally Water Dependent Uses is also discussed below in the Shoreland zone.

The Shoreland zone, this project is located in the Shoreland zone and will require a Shoreland permit concurrent with the Site Plan review as noted in Article 18 Section 18.2 of the zoning ordinance.

At the last meeting on this project, the planning board made a determination that 1) the project is being relocated back from the water in the shoreland zone to the greatest extent possible and 2) This project is considered to be a Water Dependent Use.

Flood Plain Overlay Zone

At the preliminary hearing, I clearly stated my position. The Planning Board requested that the Code Enforcement Office do a review and provide their opinion on this matter to the board. I communicated that to the Code Office the next day and have not received an opinion at the time of this memo being drafted. I would assume that memo is coming to the board directly.

Recommendation:

At this time, if the board chooses to approve the project I have 2 proposed conditions as part of the approval

1. The town retain third party inspector(s) or Clerk of the works Independent from the design team to oversee the site work and the building construction.
2. The town retain a third party survey company to “certify the elevations” as required under the Floodplain Management Ordinance