



TOWN OF EAST HAMPTON

159 Pantigo Rd
East Hampton, New York 11937

MEMORANDUM

TO: East Hampton Town Council
FROM: Ian Calder-Piedmonte, Town Councilmember
DATE: August 28, 2026
RE: ADU Permit Cap Reallocation by School District

The Town currently allows up to 40 Accessory Dwelling Units (ADUs) per school district, for a total of 200 ADU permits across the five school districts: East Hampton, Springs, Montauk, Amagansett, and Wainscott.

I recommend that we reconsider the current equal allocation of 40 permits per school district and instead allocate the 200 permits based on the number of eligible parcels in each district. Because the number of eligible parcels varies significantly among the five school districts, an equal allocation does not provide an equitable distribution of the available ADU permits. Allocating permits based on the number of eligible parcels would more closely align the availability of ADUs with the actual potential demand in each district.

This issue has become particularly timely following the Town's recent release of the ADU Construction Assistance (ADU CAP) Program. Based on the number of applications received, we want to ensure that there are sufficient permits available in each school district for applicants who are selected through the program to be able to proceed with their ADUs. The East Hampton school district is currently the closest to reaching its existing cap, which could limit the ability of otherwise eligible applicants in that district to participate.

The attached spreadsheet provides a breakdown of eligible parcels in each school district and illustrates a potential allocation of the 200 permits based on those numbers. I recommend that the Town reallocate the ADU permits using the number of eligible parcels in each district as the basis for the allocation. I would like to discuss the appropriate methodology for determining the allocation and whether any adjustments should be made to ensure that the program can accommodate the anticipated demand in each district.

						#	TOWNWIDE PERMITS	Hamlet allocation	TOTAL >15,000 sft	>=30,000 sft	25,000- 30,000 sft	20,000- 25,000 sft	15,000- 20,000 sft	WEIGHTED NUMBER PER HAMLET
210		213	159	932	1,514	11%	200	11%	1,514	932	159	213	210	23
543		987	586	2,890	5,006	38%	200	38%	5,006	2,890	586	987	543	76
538		409	176	988	2,111	16%	200	16%	2,111	988	176	409	538	32
67		122	42	647	878	7%	200	7%	878	647	42	122	67	13
1,182		1,109	294	1,134	3,719	28%	200	28%	3,719	1,134	294	1,109	1,182	56
2,540		2,840	1,257	6,591	13,228	100%	200	100%	13,228	6,591	1,257	2,840	2,540	200