

1. January 17,2017 Notice Of Public Hearing

Documents:

[JANUARY 17, 2016.NOTICE.PDF](#)

2. 6:30 P.M. Applicant - Abundance 32, LLC

Documents:

[APPLICANT ABUNDANCE 32LLC EAF.PDF](#)

3. 6:50 P.M. Applicant - David Peskin

Documents:

[APPLICANT DAVID PESKIN EAF.PDF](#)

4. 7:10 P.M. Applicant - Alexandra & Bernal Vargas

Documents:

[APPLICANT ALEXANDRA AND BERNAL VARGAS EAF.PDF](#)

5. 6:30 P.M. Zoning Board Of Appeals Meeting Documents

Documents:

[1-17-2017 ZBA WS.PDF](#)

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of East Hampton, NY, will hold public hearings at the Town Hall, 159 Pantigo Road, East Hampton, N.Y., on Tuesday, January 17, 2017 on the following applications at the times indicated:

TIME: 6:30:00 PM **APPLICANT:** Abundance 32, LLC
SIZE/LOCATION: 57,551 sq. ft. (total), 32 Hedges Backs Dr., North Hollow, lot 18, map # 6058, East Hampton (300-035-05-01)
DESCRIPTION: To allow the existing fencing to remain within jurisdiction and setbacks of bluffs and tidal wetlands.
RELIEF SOUGHT: Two variances from the East Hampton Town Code and a Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town Code are required for this application. One variance of 18', from §255-4-30 of the Town Code, is required to allow the fencing to remain 82' from tidal wetlands where a 100' setback is required. One variance of 99', from §255-4-40 of the Town Code, is required to allow the fencing to remain approximately 1' from the bluff crest where a 100' setback is required, and any other relief necessary.
ZONING DISTRICT: A Residence Zone X Flood Zone
SEQRA CLASS: Type II

rescheduled from 12/6/16 Public Hearing Notice

TIME: 6:50:00 PM **APPLICANT:** David Peskin
SIZE/LOCATION: 10,615 sq. ft. (total), 84 Hampton Lane, Beach Hampton, Section 1, Block 2, lots 46-50, map # 1203, Amagansett (300-176-07-17)
DESCRIPTION: To construct an approximately 450 sq. ft. swimming pool with an approximately 615 sq. ft. deck requiring approximately 3,819 sq. ft. of temporary clearing and 2,022 sq. ft. of final clearing on a parcel of land containing a dune and beach vegetation.
RELIEF SOUGHT: A Natural Resources Special Permit pursuant to § 255-4-20 of the Town Code.
ZONING DISTRICT: B Residence AE Flood Zone, elevation 16
SEQRA CLASS: Type II

TIME: 7:10:00 PM **APPLICANT:** Alexandra & Bernal Vargas
SIZE/LOCATION: 40,146 sq. ft., 336 Cranberry Hole Road, Amagansett (300-128-01-19.2)
DESCRIPTION: To construct an approximately 1,464 sq. ft. two-story addition with 1st and 2nd story decking to a residence on a parcel of land containing dune land and beach vegetation.
RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20 of the Town Code.
ZONING DISTRICT: A Residence, AE Flood Zone, elevation 10'
SEQRA CLASS: Type II

Said Board of Appeals will at said time and place hear all persons who wish to be heard in connection with these applications. Interested parties may appear in person or by agent or by attorney.

Dated #####

By Order of the Zoning Board of Appeals Town of East Hampton, NY Philip Gamble,



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OCT 28 2016

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

Technical Analysis Memo

Lead Agency: (not applicable)
Planner: Tyler Borsack *TB*
Date completed: October 13, 2016
SEQRA class: Type II
Physical Location: 32 Hedges Backs Dr.
School District: East Hampton
Zoning District: A Residence
Overlay District: N/A
Tax Map Number: 300-035-05-1
Applicant: Abundance 32, LLC
C/O Christopher T. Considine
Tamari Law Group, LLC
55 West Monroe St., Suite 2370
Chicago, IL 60603

Site Plan
Sub Waiver
Subdivision
Special Permit
Zone Change
Variance XX
Natural Resources
Special Permit XX
Other:

Telephone: 312-368-5021
FEMA ZONE: X Flood Zone, VE 11 Flood Zone
Soil Type: Carver and Plymouth sands 3-15% slopes (CpC)
Map of Property: North Hollow, lot 18, map # 6058
Size of Parcel: 57,551 sq. ft. (total)

Project Description:

To allow the existing fencing to remain within jurisdiction and setbacks of bluffs and tidal wetlands

Relief Requested:

Two variances from the East Hampton Town Code and a Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town Code are required for this application. One variance of 18', from §255-4-30 of the Town Code, is required to allow the fencing to remain 82' from tidal wetlands where a 100' setback is required. One variance of 99', from §255-4-40 of the Town Code, is required to allow the fencing to remain approximately 1' from the bluff crest where a 100' setback is required, and any other relief necessary.

Property Conditions and History:

The property is currently improved with an approximately 1,722 sq. ft. two story residence and a 674 sq. ft. wood deck with garage under. The most recent C.O. was issued on the property in 1979. The property has appeared before the Zoning Board previously in 2012/2013 for a permit to construct a stairway down the face of the bluff and in 1988 for continued maintenance, revegetation, and restoration of the bluff.

Planning Department Analysis and Recommendations for the Boards Consideration:

The property is located within the on Hedge Banks Drive fronting on Gardiners Bay, in East Hampton. The applicants are requesting approval to allow two existing fences along the eastern and western property lines to remain within setbacks of the bluff crest and tidal wetlands. The fence on the east side of the property is located 1' from the bluff crest while the fence on the west side is located 5' from the bluff crest. The subject parcel is located within the 'Northwest' Scenic Area of Statewide Significance and is part of the Northwest Harbor section of the Peconic Estuary Programs critical natural resources area.

The bluff on this property has been continually eroding over the years. The house foundation was constructed 100' from the bluff crest in 1979. In 1987 the foundation was 95' from the bluff crest. In 1997 the bluff crest was 84' seaward of the house. The survey submitted with the application in 2012 depicted the house at 69.5' from the bluff crest. The current survey shows the house setback 63.3', the bluff crest is identified as being flagged on 6/23/2014. Approximately 36' has been lost from erosion over the past 37 years on this property.

It was noted in the last review of this property in 2012 that the bluff face had been slumping and had significant erosion issues. A maintained and mowed lawn extends to the edge of the bluff crest. Lawns such as the one on the subject parcel do not provide the anchoring and stabilizing effects that native trees, shrubs, and herbaceous vegetation provide. Any irrigating of these shallow root systems can also increase the rate of bluff slumping and erosion. The Board should examine the requested variances associated with the fencing in light of the existing erosion that has been taking place on this property, additional structures close to the bluff crest have the potential to negatively impact erosion and also the beach and tidal areas if they are undermined. It should be noted that as part of the previous 2013 approval on this property for stairs down the bluff, a 10' revegetation buffer and bluff stabilization plan was incorporated in the conditions as mitigation.

The fence on the east side of the property is 7' in height and will require ARB approval if the variances are approved by the Zoning Board. If the Board is considering granting the variances, they may want to discuss the 7' fence height and if it leads to a change in the character of the neighborhood. Fences in general along the bluff face like this may be a change in the character of the neighborhood as they have not historically been utilized.

The applicant must demonstrate compliance with the Variance standards of § 255-8-50 of the Town Code in order to be eligible for the issuance of the requested variances. The applicants should address how the variance does not cause an undesirable change in the character of the neighborhood, cannot be achieved by some method other than the requested variances, is not substantial, and does not have an adverse effect or impact on the environment or the neighborhood.

Recommended Project Conditions:

1. Approval from the Architectural Review Board should be received prior to the issuance of a C.O.

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Bureau of Marine Habitat Protection
Building 40, SUNY
Stony Brook, NY 11790-2356

- Suffolk County Department of Health Services
Division of Environmental Quality
Office of Ecology
360 Yaphank Avenue, Suite 2B
Yaphank, NY 11980

- Federal Aviation Administration
Airport Program Manager
600 Old Country Road, Suite 446
Garden City, NY 11530

- New York State Department of Transportation, Attn: Permit Engineer CE1
NYS Office Building
Veterans Memorial Highway
Hauppauge, NY 11788

- State Clearinghouse
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State Capital
Albany, NY 12224

- Long Island Regional State Park and Recreation Commission
PO Box 247
Babylon, NY 11702

- Federal Emergency Management Agency
Regional Director
26 Federal Plaza
New York, NY 10278

- NYS Department of State Division of Coastal Resources
Attn: Consistency Review & Analysis
41 State Street
Albany, NY 12231-0001

- US Fish & Wildlife Service
Long Island Field Office, Attn: Supervisor
PO Box 608
Islip, NY 11751-0608

- Suffolk County Department of Public Works, Attn: Chief Engineer
335 Yaphank Avenue
Yaphank, NY 11980

- US Army Corps of Engineers
Manager
26 Federal Plaza, Room 1937
New York, NY 10278-0098

- New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750

- Suffolk County Water Authority
Director of General Services
PO Box 38
Oakdale, NY 11769-0901

- New York State Department of Environmental Conservation
Regional Permit Administrator
50 Circle Rd.
SUNY @ Stony Brook
Stony Brook, NY 11790-3409
DEC Permit # _____

- USDA Natural Resource Conservation Service
District Manager
County Center
Riverhead, NY 11901

- Applicant



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

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NOV 23 2016

BY: _____

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

Technical Analysis Memo

Lead Agency: (not applicable)
Planner: Tyler Borsack *AS MW*
Date completed: November 17, 2016
SEQRA class: Type II
Physical Location: 84 Hampton Lane
School District: Amagansett
Zoning District: B Residence
Overlay District: N/A
Tax Map Number: 300-176-07-17
Applicant: David Peskin
C/O Land Planning Services
P.O. Box 1313
East Hampton, NY 11937
CC: Tarbet & Lester PLLC
132 North Main Street, 1st Floor
East Hampton, NY 11937

Site Plan
Sub Waiver
Subdivision
Special Permit
Zone Change
Variance
Natural Resources
Special Permit XX
Other:

Telephone: 631-537-8500
FEMA ZONE: AE 16 Flood Zone, X Flood Zone
Soil Type: Du (Dune land)
Map of Property: Beach Hampton, Section 1, Block 2, lots 46-50, map # 1203
Size of Parcel: 10,615 sq. ft. (total)

Project Description: To construct an approximately 450 sq. ft. swimming pool with an approximately 615 sq. ft. deck requiring approximately 3,819 sq. ft. of temporary clearing and 2,022 sq. ft. of final clearing on a parcel of land containing a dune and beach vegetation.

Relief Requested: A Natural Resources Special Permit pursuant to § 255-4-20 of the Town Code.

Property Conditions and History:

The subject premises are located in Beach Hampton. The property is sub-standard with regard to lot size and frontage within B zoning. The premises are improved with a two story residence constructed before zoning. It appears that in 2008 a lot inspection was done, and beach vegetation was found. A building permit was issued in 2004 to "Remove 438 sq. ft. wood deck, build 295 sq. ft. first floor, 475 sq. ft. second floor addition to one family residence having one kitchen only, 208 sq. ft. First floor alteration, 441 sq. ft. attached garage, 164 sq. ft. first floor 770 sq. ft. second floor deck, 110 sq. ft. second floor covered deck subject to ZBA decision dated 9/16/04. Project fence must be installed prior to the start to construction." All existing and proposed structures are depicted on a Michael K. Wicks Land Surveying survey dated revised September 30, 2016. This property appeared before the Zoning Board earlier in the year and received an approval to construct a 383.5 sq. ft. first floor addition with decking above on the south side and a 133.5 sq. ft. first floor addition to the northwest side with new sanitary system. The application was denied a 450 sq. ft. swimming pool with 705 sq. ft. of decking in a similar location to the proposed application.

Planning Department Analysis and Recommendations for the Board's Consideration:

The applicant is proposing to construct a 450 sq. ft. swimming pool with approximately 615 sq.

ft. of decking on the east side of the residence in close proximity to the natural dune feature with dune vegetation including, as the most dominant species, Beach Heather (*Hudsonia tomentosa*).

In their previous determination the Zoning Board stated; “The Board finds that the addition of the requested pool and pool decking will cause an undue disturbance to the natural features on the property. Specifically, the steel sheathing required will cut into the dune on the property. This along with the extensive clearing of the natural vegetation required for the large pool and extensive decking will have a negative effect on the natural features of this property.” The Board also found that, “Moreover, pursuant to §255-5-51(D)(2), the Board finds that alternative designed exist that would be effective in preventing loss of the natural feature, the duneland” and, “The Board finds the size of the proposed pool and decking; along with the proposed location on the site will have a negative impact on the character of Beach Hampton. In addition, the proposed pool and pool decking will exacerbate stormwater runoff and promote flooding in the area.”

Comparing the previous application to the current one, the two applications appear to be very similar. The applicants appear to have eliminated a small amount of the proposed decking, moving the swimming pool up to the 30’ front yard lot line setback from Marine Blvd. and slightly further from the duneland in the northeast corner of the lot that that Zoning Board was concerned about in their decision. The swimming pool proposed to remain the same size and shape (15’x30’) as was proposed in the last application with the pool equipment under the proposed decking as opposed to outside of the decking footprint. It should be noted that the relocation of the swimming pool further south requires that the previously approved sanitary system be shifted slightly to the west; however, this does not change the clearing required or the nature of the previous approval.

The applicant should discuss how the new application seeks to address the concerns raised by the Zoning Board in the previous determination and how it meets the NRSP standards in the Town Code. The Board should look to see if the applicant’s redesign of the project has done enough to meet the special permit standards, specifically the concerns raised by the Board in their previous determination.

Recommended Project Conditions:

- a. All structures should be situated at least 2’ above the seasonal high groundwater table.
- b. The swimming pool should utilize a chlorine reducing sanitation system and all pool water should be discharged into a drywell.
- c. Project limiting fencing should be erected to limit land disturbance in the location depicted on the approved survey labeled “temporary clearing line & project limiting fence” prior to the commencement and for the duration of construction activities.
- d. The Board, or their delegate, prior to the issuance of a building permit, should inspect the project limiting fencing and straw bales for adequacy.
- e. All areas disturbed by construction activities should be revegetated with Beach Grass (*Ammophila breviligulata*) planted 12” on centers in culms of three or more in staggered rows.
- f. The establishment of turf, lawn, sod or ornamental vegetation should be prohibited
- g. A copy of the Natural Resources Special Permit and the approved survey and building plans shall be available on the parcel at all times.

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Office of Ecology
360 Yaphank Avenue, Suite 2B
Yaphank, NY 11980

New York State Department of Transportation, Attn: Permit Engineer CE1
NYS Office Building
Veterans Memorial Highway
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Long Island Regional State Park and Recreation Commission
PO Box 247
Babylon, NY 11702

NYS Department of State Division of Coastal Resources
Attn: Consistency Review & Analysis
41 State Street
Albany, NY 12231-0001

Suffolk County Department of Public Works, Attn: Chief Engineer
335 Yaphank Avenue
Yaphank, NY 11980

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750

New York State Department of Environmental Conservation
Regional Permit Administrator
50 Circle Rd.
SUNY @ Stony Brook
Stony Brook, NY 11790-3409
DEC Permit # _____

New York State Department of Environmental Conservation
Bureau of Marine Habitat Protection
Building 40, SUNY
Stony Brook, NY 11790-2356

Federal Aviation Administration
Airport Program Manager
600 Old Country Road, Suite 446
Garden City, NY 11530

State Clearinghouse
New York State Division of Budget
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New York, NY 10278

US Fish & Wildlife Service
Long Island Field Office, Attn: Supervisor
PO Box 608
Islip, NY 11751-0608

US Army Corps of Engineers
Manager
26 Federal Plaza, Room 1937
New York, NY 10278-0098

Suffolk County Water Authority
Director of General Services
PO Box 38
Oakdale, NY 11769-0901

USDA Natural Resource Conservation Service
District Manager
County Center
Riverhead, NY 11901

Applicant



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

BY: _____
DEC 8 - 2016
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Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

Technical Analysis Memorandum

Lead Agency: (not applicable)
Planner: Brian Frank *BAF*
Date completed: 11/28/2016
SEQRA class: Type II
Physical Location: 336 Cranberry Hole Road
School District: Amagansett
Zoning District: A Residence
Overlay District:
Tax Map Number: 300-128-01-19.2
Applicant: Alexandra & Bernal Vargas
C/o BHH Architects
Brooklyn Navy Yard, Bld. 131, Ste 3E;
63 Flushing Ave., Unit 278
Brooklyn, NY 11205

Site Plan
Sub Waiver
Subdivision
Special Permit
Zone Change
Variance
Natural Resources
Special Permit: XX
Other:

Telephone: (917) 415-8783
FEMA ZONE: AE Flood Zone, elevation 10'
Soil Type: Dune land (Du)
Map of Property:
Size of Parcel: 40,146 sq. ft.

Project Description:

To construct an approximately 1,464 sq. ft. two-story addition with 1st and 2nd story decking to a residence on a parcel of land containing dune land and beach vegetation.

Relief:

A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20 of the Town Code.

Property Conditions and History:

The premises are improved with an approximately 2,529 sq. ft. two-story residence and swimming pool initially constructed subsequent to NRSP review by the Zoning Board in 1987. The application also proposes the relocation of the sanitary system from the north side of the residence, where the addition is proposed, to the southeast corner of the property. The existing and proposed improvements are depicted on the Saskas Surveying Company survey dated revised 5/25/16. The corresponding floor and elevation plans were prepared by BHH Architects (6 pgs) dated revised 5/18/16 and stamped received by the Board on 6/16/16. The property appears to have been acquired by the current owner in 2009.

The property was created as part of a minor subdivision in 1985 that established a 50' scenic easement adjacent to the northern lot line and over a secondary dune in the eastern portion of the property. The subdivision also established a driveway easement in the eastern portion of the property and a pedestrian access easement to the shoreline of Gardiners Bay on the north side of Cranberry Hole Road. The relocation and enlargement of the sanitary system requires the approval of the Suffolk County Department of Health Services (SCDHS).

Planning Department Analysis and Recommendations for the Board's Consideration:

The property is characterized by pristine secondary dune land beyond the existing clearing limits. This dune land is a protected natural feature as defined in § 255-4-10 of the Town Code, and consequently, a NRSP is required for any construction or disturbance to this feature. Cranberry Hole Road is one of few remaining areas of the Town where there is extensive pristine dune land vegetation and this dune land contributes significantly to the character of this neighborhood. Many of the plant species that grow in this habitat are restricted to native dune land soils with their rapid drainage, low nutrient levels and their symbiotic dependence upon micorrhizal fungi. These species and the undulating dune features on which they form cannot effectively be created by landscaping techniques and the most effective measure of conservation on privately owned parcels in these areas is to limit land clearing to the minimum area practical. This dune land habitat has become less common throughout Long Island and the Mid-Atlantic region. Among the dominant vegetation are beach heather (*Hudsonia tomentosa*) and bearberry (*Arctostaphylos uva-ursi*), an evergreen ground cover species forming a dense carpet across large areas of the parcel.

The parcel is located within in a Scenic Area of Statewide Significance (SASS) the Peconic Estuary Program's Montauk Critical Natural Resources Area (PEP-CNRA). The property is located approximately 125' north of the boundary of a Locally Significant Coastal Fish and Wildlife Habitat. Napeague State Park, consisting of more than 136 acres, adjoins virtually all of the properties along Cranberry Hole Road to the south. The Board needs to evaluate if the scale of the proposed addition will result in undue disturbance to the protected natural features of the dune land and beach vegetation on the property. In order to be eligible for the NRSP, §255-5-40 (K) of the Town Code requires that "*the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems or processes...*" Section 255-5-51(D) further requires that "*All structures... shall be located so that no natural resource, feature, or system designated in § 255-4-12 hereof will be diminished in size, polluted, degraded, or lost, or placed in peril thereof, in order to establish such structure or use.*" The addition as proposed will increase building coverage from 1,596 sq. ft. to 2,681 sq. ft. (68%). Land clearing has been proposed 5' from the northwest corner of the addition and may not be realistic. The Board should note that the existing clearing limits and area calculations do not appear to be accurate and it appears that virtually all of the land located within the wire fence, partially located within the scenic easement, are cleared of native vegetation.

Any application approved by the Board should require the relocation of the pool fence from within the scenic easement and should require either the accurate identification of the clearing limits and the revegetation of at least some of the existing cleared areas of the property. Preliminary comments from the Suffolk County Department of Health Services (SCDHS) indicate that the proposed sanitary system will need to be located at least 150' from the private water supply well on the adjoining property to the south of the premises and be designed to meet a 3' separation between the leaching pools and the highest expected groundwater elevation. The applicant should indicate the status of the application with SCDHS prior to or at the public hearing for this application.

Recommended Project Conditions:

For any project that the Board determines meets the NRSP standards, the following mitigation measures should be incorporated into the approval:

- a. Project limiting fencing should be erected to limit land disturbance during construction concurrent with a clearing boundary approved by the Board prior to the commencement and for the duration of construction activities.
- b. The Board, or their delegate, prior to the issuance of a building permit, should inspect the project limiting fencing and straw bales for adequacy.
- c. The clearing of vegetation and grading should be strictly limited to a boundary established by the Board and the elevations depicted on the approved survey. Pending the proximity of structures or clearing to the scenic easement, the Board should consider having the location of the project limiting fence staked in in the field by the surveyor.
- d. The existing pool fence should be relocated from within the scenic easement to a location

approved by the Board.

- e. The applicant should prepare and submit a declaration of covenants and restrictions, incorporating the provisions of the appropriate paragraphs of this determination in standard form acceptable to and approved by Counsel to this Board. The said declaration should provide for its modification or termination only upon the approval of the East Hampton Town Zoning Board of Appeals, after a public hearing held on ten (10) days' notice. Said declaration, after approval by counsel, should be recorded at the Office of the Suffolk County Clerk. Copies of the same, with proof of recordation shown thereon, should be returned to the Town Clerk prior to the issuance of a building permit.
- f. Any upgraded or relocated sanitary system should obtain a permit from the Suffolk County Department of Health Services (SCDHS) and should be approved by the Board prior to the issuance of a building permit for any construction.
- g. The establishment of turf, lawn, sod or ornamental vegetation should be prohibited and all disturbed areas on the parcel should be revegetated with indigenous dune land species in accordance with the species, sizes and spacing indicated on a Board approved revegetation plan.
- h. All structures should be situated at least 2' above the seasonal high groundwater table.
- i. All roofed structures should be furnished with gutters and leaders to direct storm water from roofs into one or more catchment basins. Said catchment basin or basins shall have a combined volume (in cubic feet) equal to the surface area of the roof (in square feet), divided by six. Said catchment basin shall be made available for inspection by the building inspector prior to backfill.

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Environmental Conservation
Bureau of Marine Habitat Protection
Building 40, SUNY
Stony Brook, NY 11790-2356

Suffolk County Department of Health
Services
Division of Environmental Quality
Office of Ecology
360 Yaphank Avenue, Suite 2B
Yaphank, NY 11980

Federal Aviation Administration
Airport Program Manager
600 Old Country Road, Suite 446
Garden City, NY 11530

New York State Department of
Transportation, Attn: Permit Engineer CE1
NYS Office Building
Veterans Memorial Highway
Hauppauge, NY 11788

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NYS Department of State Division of Coastal
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Attn: Consistency Review & Analysis
41 State Street
Albany, NY 12231-0001

US Fish & Wildlife Service
Long Island Field Office, Attn: Supervisor
PO Box 608
Islip, NY 11751-0608

Suffolk County Department of Public
Works, Attn: Chief Engineer
335 Yaphank Avenue
Yaphank, NY 11980

US Army Corps of Engineers
Manager
26 Federal Plaza, Room 1937
New York, NY 10278-0098

New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-1750

Suffolk County Water Authority
Director of General Services
PO Box 38
Oakdale, NY 11769-0901

New York State Department of
Environmental Conservation
Regional Permit Administrator
50 Circle Rd.
SUNY @ Stony Brook
Stony Brook, NY 11790-3409
DEC Permit # _____

USDA Natural Resource
Conservation Service
District Manager
County Center
Riverhead, NY 11901

Applicant



BUILDING DEPARTMENT
TOWN OF EAST HAMPTON
300 Pantigo Place - Suite 104
East Hampton, New York 11937

General Building Permit Information on Property

Tax Map Number : 472489 128.000-0001-019.002 0000
Location : 336 CRANBERRY HOLE RD
Zone : A **Hamlet :** Amagansett **URP :**
Map : **Block :** **Lot :**

Permit Information:

4/3/85 - Subwaiver - EST OF PHYLLIS MULFORD, Pl Bd

10/8/86- ZBA file- MALLORY, BRUCE J.- 3-4-87

B.P. 23436- BRUCE MALLORY - Residence

3/17/88- C.O. 8283(23426)- BRUCE MALLORY - 1254 SQ FT AT FIRST FLOOR, 1077 SQ FT AT SECOND FLOOR OF ONE-FAMILY RESIDENCE HAVING ONE KITCHEN ONLY, 768 SQ FT WOOD DECK.

5/9/90- ZBA file- BRUCE MALLORY - Clear 10' path to beach

12/11/91- ZBA- BRUCE MALLORY- Sw pool and deck appvd.

2/26/92- Memo fr ZBA Re: Landscaping plan appvd for issuance of B.P. for sw pool

3/5/92 - B.P. 29710 - BRUCE MALLORY - Sw pool, deck

3/4/93- B.P. 30839- BRUCE MALLORY - Renewal of 29710

4/6/98- C.O. 15470(29710, 30839)- BRUCE J. MALLORY - 648 SQ FT VINYL SW POOL WITH PROPER FENCING & DRY WELL & 850 SQ FT WOOD DECK.

2/13/04 - WETLANDS - BUCE & PATRICIA MALLORY - LOT INSP. CONSTRUCTION OF ADDNS. W/IN SOUTHERN DECK FOOTPRINT - COMPLETED. NRSP NOT REQ'D. (DETERMINATION VALID FOR 3 YRS. FR. DATE OF MEMO).

8/6/04 - B.P 47181 - BUILD 84 SQ. FT. ONE STORY ADDITON TO ONE FAMILY RESIDENCE HAVING ONE KITCHEN ONLY, CONVERT 144 SQ. FT. SECOND FLOOR DECK TO HABITABLE SPACE, BUILD 84 SQ. FT. SECOND FLOOR DECK AND 144 SQ. FT. ROOF DECK - PATRICIA & BRUCE MALLORY. (INSPECTION DAY THURSDAY) (C.O FEE PAID).

2/17/06 - RENEWAL - BRUCE & PATRICIA MALLORY - EXP. 8/6/06.

4/5/06-C.O.22844(47181) - BRUCE & PATRICIA MALLORY - 84 SQ. FT. ONE-STORY ADDITION AND CONVERSION OF 144 SQ. FT. EXISTING SECOND FLOOR DECK TO LIVING SPACE, 84 SQ. FT.

General Building Permit Information on Property

Tax Map Number : 472489 128.000-0001-019.002 0000
Location : 336 CRANBERRY HOLE RD
Zone : A **Hamlet :** Amagansett **URP :**
Map : **Block :** **Lot :**

SECOND FLOOR DEDK AND 144 SQ. FT. ROOF DECK ALL TO EXISTING ONE FAMILY RESIDENCE.

5/04/10 - B.P 55025 - BERNAL J. & ALEXANDRA VARGAS - BUILD 25 SQ. FT. COVERED ENTRY, CHANGE (6) SIX WINDOWS, SLIDING DOOR AND HINGED DOOR PER ALL APPLICABLE CODES. (INSPECTION DAY THURSDAY) (CO FEE PAID).

1/20/11-ZBA - BERNAL J. VARGAS, III (BERNAL J. VARGAS, III & ALEXANDRA S. VARGAS, OWNERS) - NRSP - GRANTED.

1/06/12 - B.P 56630 - BERNAL J. & ALEXANDRA S. VARGAS - CONSTRUCT 84 SQ. FT. WOOD DECK, RELOCATE CELLAR ENTRY AND POOL EQUIPMENT AT SINGLE FAMILY RESIDENCE PER ADMINISTRATIVE N.R.S.P DATED 1/20/11 AND ALL APPLICABLE CODES. (INSPECTION DAY THURSDAY) (CO FEE PAID).

2/9/12-C.O.27421(23436,29710,30839,47181,55025,56630) - BERNAL & ALEXANDRA VARGAS - 1254 SQ. FT. FIRST FLOOR, 1077 SQ. FT. SECOND FLOOR, FRAME, TWO STORY, ONE FAMILY RESIDENCE HAVING ONE KITCHEN ONLY, 768 SQ. FT. WOOD DECK; AND 84 SQ. FT. ONE STORY ADDITION, CONVERSION OF EXISTING 144 SQ. FT. SECOND FLOOR DECK TO LIVING SPACE, 144 SQ. FT. ROOF DECK; 25 SQ. FT. COVERED ENTRY; AND 84 SQ. FT. WOOD DECK; 648 SQ. FT. VINYL SWIMMING POOL WITH PROPER FENCING, DRY WELL AND 850 SQ. FT. WOOD DECKING.

6/02/16 - B.P 62644 - BERNAL J. & ALEXANDRA VARGAS - DEMOLISH 360 SQ. FT. FIRST FLOOR, SECOND FLOOR DECKS; BUILD 500 SQ. FT. FIRST FLOOR, 400 SQ. FT. SECOND FLOOR INTERIOR/EXTERIOR ALTERATIONS; 795 SQ. FT. FIRST FLOOR, 747 SQ. FT. SECOND FLOOR ADDITIONS; 386 SQ. FT. FIRST FLOOR DECK, 741 SQ. FT. SECOND FLOOR DECK AND 693 SQ. FT. FIRST FLOOR ATTACHED GARAGE AT SINGLE FAMILY RESIDENCE PER ALL APPLICABLE CODES. (INSPECTION DAY THURSDAY) (CO FEE PAID).



**BUILDING DEPARTMENT
TOWN OF EAST HAMPTON**

**300 Pantigo Place - Suite 104
East Hampton, New York 11937**

CERTIFICATE OF OCCUPANCY

Certificate Number : 27421

Fee :

(B.P. 23436,29710,30839,47181,55025,56630)

Issue Date : 02/09/2012

This certifies that the structure located at 336 CRANBERRY HOLE RD

Tax Map : 472489 128.000-0001-019.002 0000

Hamlet : Amagansett

URP :

Map :

Block :

Lot :

As show on a survey dated 06/08/2011 prepared by F. MICHAEL HEMMER, LS, P.C. conforms substantially to all of the requirements of the applicable provisions of the law, at time of construction.

The occupancy for which this certificate is issued is:

1254 SQ. FT. FIRST FLOOR, 1077 SQ. FT. SECOND FLOOR, FRAME, TWO STORY, ONE FAMILY RESIDENCE HAVING ONE KITCHEN ONLY, 768 SQ. FT. WOOD DECK; AND 84 SQ. FT. ONE STORY ADDITION, CONVERSION OF EXISTING 144 SQ. FT. SECOND FLOOR DECK TO LIVING SPACE, 144 SQ. FT. ROOF DECK; 25 SQ. FT. COVERED ENTRY; AND 84 SQ. FT. WOOD DECK; 648 SQ. FT. VINYL SWIMMING POOL WITH PROPER FENCING, DRY WELL AND 850 SQ. FT. WOOD DECKING.

The certificate is issued to :

**BERNAL J. VARGAS, III
ALEXANDRA S. VARGAS**

owner of the aforesaid structure.

SUBWAIVER: ESTATE OF PHYLLIS MULFORD - 4/3/85.

ZBA: MALLORY - 10/8/86. 3/4/87.

ZBA: MALLORY - 5/9/90; 12/11/91.

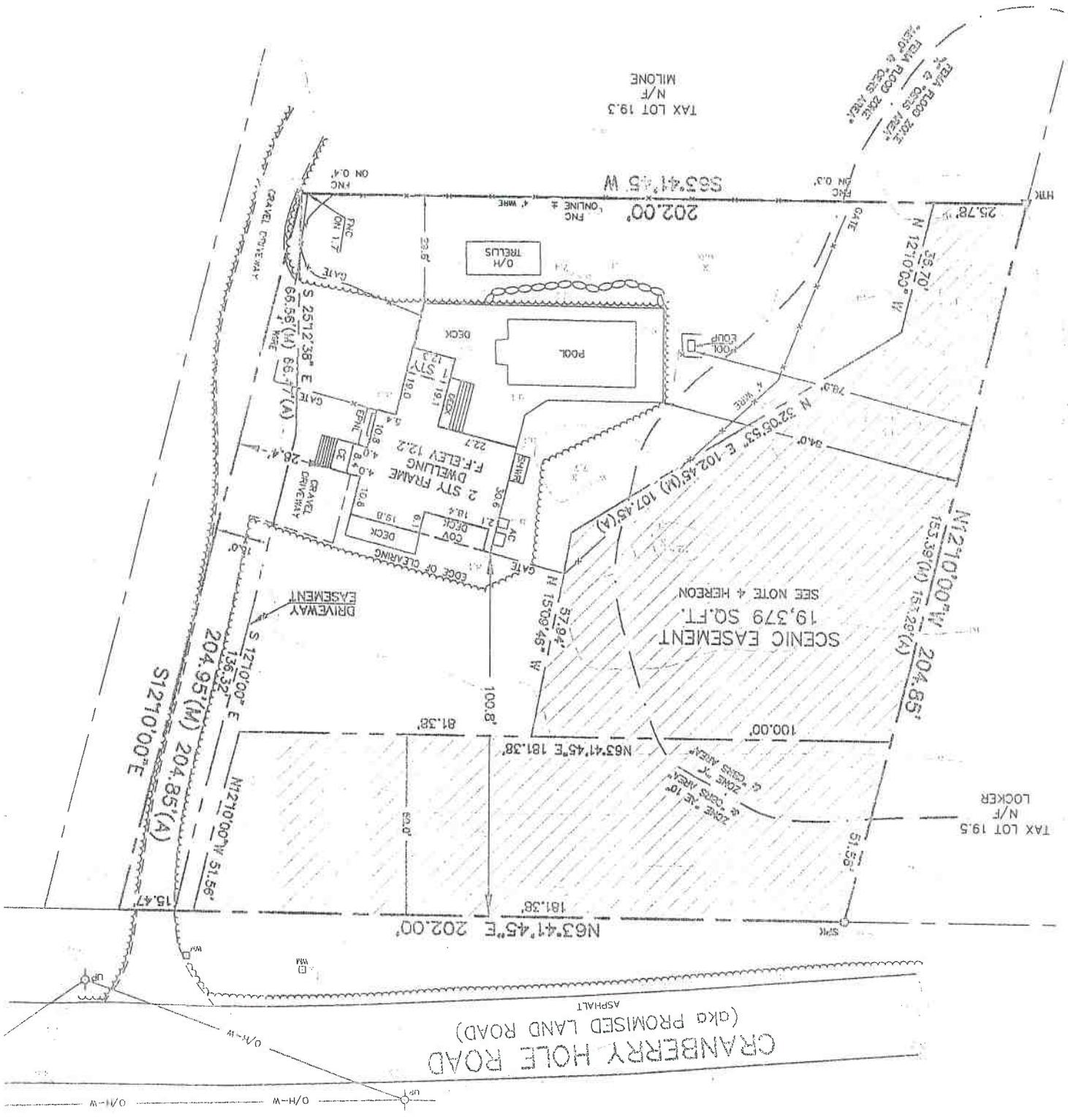
ZBA: BERNAL VARGAS - 1/20/11.

**Thomas Preiato,
Senior Building/Zoning Inspector**

TABLE OF AREAS
 LOT SIZE 40,126
 EXISTING TOTAL CLEARING 8,062
 ALLOWED TOTAL CLEARING 20,032
 (40,126 ± 0.25 ± 10,000)
 EXISTING TOTAL ROOFED COVERAGE 1,514
 ALLOWED TOTAL ROOFED COVERAGE 6,019
 (40,126 ± 0.15)

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY

CERTIFICATION & ALTERATION NOTE:



MENT
 OF STONE
 OF PLASTIC
 HEADING
 PPLIC. 210



**Town of East Hampton
Zoning Board of Appeals
January 17th 2017**

Cancelled Public Hearing:

6:30 PM Applicant Abundance 32 LLC – SCTM# 300-35-5-1 – 32 Hedges Banks Drive, North Hollow - At the request of the applicant they have asked for a postponement – They will let us know when the application is ready to go to Public Hearing.

Scheduled Public Hearings:

6:50 PM – Applicant David Peskin – SCTM# 300-176-7-17 – 84 Hampton Lane, Beach Hampton – Project description is to construct an approximately 450 sq. ft. swimming pool with an approximately 615 sq. ft. deck requiring approximately 3,819 sq. ft. of temporary clearing and 2,022 sq. ft. of final clearing on a parcel of land containing a dune and beach vegetation.

6:10 PM – Alexandra & Bernal Vargas – SCTM# 300-128-1-19.2 – 336 Cranberry Hole Road, Amagansett – Project description is to construct an approximately 1,464 sq. ft. two story addition with 1st and second story decking to a residence on a parcel of land containing dune land and beach vegetation.

Work Session

Extension of Time:

Daniel Rothstein – SCTM# 300-23-2-16 – 107 Isle of Wight Road, Springs

Possible Administrative Applications

Board Determination:

Sean MacPherson – SCTM# 300-32-7-31 – 15 Miller Avenue, Montauk – Modification Request.

Gregory Zwirko – SCTM# 300-108-2-4.2 & 6 – 11 & 15 West Shore Road, Amagansett – Request from Richard Whalen to revise Condition H 3 (f) of the Board's Determination

Board Decisions:

Paul Fuller – SCTM# 300-27-3-4 – 45 Industrial Road, Montauk - Project description is to construct a 436.5 sq. ft. covered porch and steps on a parcel of land that contains freshwater wetlands. **Public Hearing held July 19th 2016 – Public Hearing and Record left open indefinitely.**

John Anton – SCTM# 300-127-3-4 – 66 Cross Highway, Amagansett – Project description is to construct an approximately 67 sq. ft. second story dormer addition and to allow an existing approximately 510 sq. ft. slate patio, approximately 694.5 sq. ft. wood deck, 40 sq. ft. shed, 60 sq. ft. outdoor shower, and wall to remain within jurisdiction and minimum setbacks of tidal wetlands. **Public Hearing held July 26th 2016 – Public Hearing closed but record left open until October 25th 2016 for additional documentation. Applicant given additional time till December 6th 2016 to submit additional documentation – Chairman Whelan made a motion to re-open the record for additional information regarding the septic system. Member Lys seconded. All members were in favor.**

Adam Young – SCTM# 300-23-2-7 – 19 Bay Inlet Road, Springs – Project description is to allow a swimming pool patio with a slate wall to remain within the minimum side yard setback. **Public Hearing held September 20th, 2016 – Closed. The record being left opened for 90 days for the applicant to consult with the Planning Dept. Record extended sixty days – January 15th 2017**

Minutes

January 10th 2016

Town of East Hampton, NY
John P. Whelan, Chairman
By Order of the Zoning Board of Appeals