



# TOWN OF EAST HAMPTON

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April 29, 2021

**TO:** Planning Board

**FROM:** Marco Wu *MW JP*  
Planner

**RE:** John Sabasteanski – Artist Studio Application  
SCTM#300-155-1-8.5 or 140 Merchants Path, Wainscott

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**Last Review Date:** December 2, 2020

**Items and Date Received:** N/A

**Background Information:**

An application has been submitted to construct a 20' x 30', or 600 sq. ft. artist studio on an existing residential parcel. The artist studio includes a lower level with 600 sq. ft. of work space and an estimated 240 sq. ft. for a storage loft. The parcel is situated on Merchants Path in an A5 Residence zoning district.

**Public Hearing**

A public hearing was held electronically by video and teleconferencing, televised on Local TV (LTV) Channel 22, and made available for livestream on the LTV website March 25, 2021. A transcript of the hearing was posted to the Town's website after the hearing and the hearing was to remain open until April 28, 2021 for the purpose of receiving written comments. One comment was received via email from the public that spoke in support of the Artist Studio application. Charles D. Johnston and John Crocker III identified themselves as neighbors at 136 and 143 Merchants Path adjacent to the subject parcel and stated that the proposed structure will have minimal impact of their properties and the character of the neighborhood. No members of the public spoke at the hearing and no additional letters have been submitted to the file to date.

**Items to be Approved**

- Plan prepared by Norman G. Lok dated October 14, 2020 (A-1, A-2, and A-3)
- Survey prepared by David L. Saskas dated August 14, 2019

**Conclusion**

In conclusion, provided the Board agrees, the application is ready for approval.

**Conditions of Approval**

- Artist must have a signed and notarized Artist Studio Declaration
- The upper loft is to be used for storage only
- No bath, shower, toilet, or other plumbing, excluding a slop sink, is permitted
- Slop sink shall be connected to the existing sanitary system

**Planning Board Consensus**

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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