



Town of East Hampton
Architectural Review Board
159 Pantigo Road, East Hampton NY 11937

Date: *March 12, 2020*
Time Started: 6:00pm

Members Present:

Betsy Petroski, Chairman
Peter Gumpel, Vice Chairman
Dianne Benson, Member
Esperanza Leon, Member
Chip Rae, Member

Also Present:

NancyLynn Thiele, Assistant Town Attorney

TO APPLICANTS: Commencement of any project shall not commence until a Building Permit is issued by the Building Department of the Town of East Hampton following approval from the Architectural Review Board of the Town of East Hampton.

REGULAR MEETING:

- Chairman Opens the Meeting
- Approval of Minutes – *February 27, 2020*

Chairman Petroski made a motion to approve the minutes from the February 27th Architectural Review Board meeting. Vice Chairman Gumpel seconded, and all members were in favor.

- Applications
- New Business
 - a) Certificate of Occupancy
- Signing Resolutions
- Chairman Closes the Meeting

Chairman Petroski made a motion to close the meeting. Vice Chairman Gumpel seconded, and all members were in favor.

Historic District and Landmarks:

Main Street Tavern LLC
c/o: Tara Burke, Lighthouse Land Planning, LLP
P.O. Box 5030
Montauk, NY

SCTM#: 300-171-1-14
177 Main Street
Amagansett, NY

Vice Chairman Gumpel made a motion to accept this application as submitted. Member Rae seconded, and all members were in favor.

Agricultural Overlay:

Matthew and Kimberly Cantor
c/o: Shawn F. Leonard Architect P.C.
320 Hampton Road
Southampton, NY

SCTM#: 300-200-2-3.1
12 Beach Lane
Wainscott, NY

Member Leon made a motion to approved this application as submitted. Member Benson seconded, and all members were in favor.

Daniel & Brooke Neidich (Modification)
c/o: Kathrine McCoy
P.O. Box 1557
Bridgehampton, NY

SCTM#: 300-200-3-41.5
77 Beach Lane
Wainscott, NY

Member Leon made a motion to approve this application as submitted. Member Benson seconded, and all members were in favor.

John & Reina Honts (Modification)
8.2
c/o: Workshop/ APD (Tyler Marshall)
39 W 38th St. 7th Floor
New York, NY

SCTM#: 300-196-1-
14 Sayre's Path
Wainscott, NY

Member Rae made a motion to approve as submitted. Vice Chairman Gumpel seconded, and all members were in favor.

Business Sign:

East End Food Mart
c/o: Umut Yuzbasioglu
1170 Depot Lane
Cutchogue, NY

SCTM#: 300-163-7-28.1
148 North Main Street
East Hampton, NY

Member Benson made a motion to accept this application as submitted. Member Rae seconded, and all members were in favor.

Michael Davis
407 Montauk Highway
Wainscott, NY

SCTM#: 300-197-3-2
407 Montauk Highway
Wainscott, NY

Member Rae made a motion to approve as modified with the condition that a letter will be provided to confirm the removal of the “Davis Landscape” sign. Member Leon seconded, and all members were in favor.

Changes to Commercial:

East Hampton Retail
c/o: Britton Bistran
P.O. Box 2756
Amagansett, NY

SCTM#: 300-189-1-6.1
404 Montauk Highway
East Hampton, NY

This application has been tabled for the applicant to verify the elevation and present accurate plans.

Hartman’s Briney Breezes
c/o: Tara Burke, Lighthouse Land Planning, LLP
P.O. Box 5030
Montauk, NY

SCTM#: 300-71-2-10
693 Old Montauk Highway
Montauk, NY

Chairman Petroski made a motion to approve this application as modified approving the decking frame and staircases. Member Benson seconded, and all members were in favor.

Fences, Walls, & Berms:

Adam Levin
c/o: J & A Landuse Consultants; Jeff Ulysse
P.O. Box 722
Bridgehampton, NY

SCTM#: 300-54-3-18
5 North Bay Lane
East Hampton, NY

Member Rae made a motion to approve this application as modified to replace the wooden strainer posts with black metal posts lowered 1-foot on the wooden posts. Each wooden post will be lowered to 6-feet. Vice Chairman seconded, and all members were in favor.

Anthony Hallinger
80-28 62 Street
Glendale, NY

SCTM#: 300-9-1-8.6
9 Wills Point Road
Montauk, NY

Chairman Petroski made a motion to approve this application under the condition that the applicant remove the plastic fencing flap on the bottom of the gate. Vice Chairman Gumpel seconded, and all members were in favor.

Steven & Amy Lipin
c/o: James C. Grimes Land Design Inc.
2 S. Embassy Street
Montauk, NY

SCTM#: 300-19-2-38
66 Gloucester Avenue
Montauk, NY

Chairman Petroski made a motion to deny this application due to lack of clarification on the reasoning for the proposed work. Vice Chairman Gumpel seconded, and all members were in favor.

Bernarda Beltre
69 Gardiner Ave
East Hampton, NY

SCTM#: 300-76-2-6
69 Gardiner Ave
East Hampton, NY

This application has been tabled for the applicant to submit an updated drawing on what is being proposed.

Anna Levi Investment Group LLC
c/o: Ivan Rossi
49 Camberly Road
Springs, NY

SCTM#: 300-39-7-13
49 Camberly Road
Springs, NY

This application has been tabled for the applicant to petition the Town Board to seek approval to allow a fence not located within the applicants property.

Issuance of Certificate of Occupancy:

Louis Morocho
5 Discovery Lane
East Hampton, NY
Resolution Date: December 12, 2019

SCTM#: 300-74-2-24
5 Discovery Lane
East Hampton, NY

Vice Chairman Gumpel stated that this is not ready for a Certificate of Occupancy due to corner posts being higher than 8-feet, the presence of unapproved up-lights located off of the property, and the keypad being off of the property. Member Rae seconded, and all members were in favor.

Michael & Deborah Colacino
c/o: Karen A. Hoeg, Esq.
33 West Second Street
Riverhead, NY
*Resolution Date: November 14, 2019 (FENCE)
December 12, 2019 (AG)*

SCTM#: 300-159-1-18.28
8 Fieldview Lane
East Hampton, NY

Member Leon stated that this is ready for a Certificate of Occupancy. Member Rae seconded, and all members were in favor.

**Scott Paternoster
95 Deforest Road
Montauk, NY**

Resolution Date: January 10, 2020

**SCTM#: 300-32-6-9.1
95 Deforest Road
Montauk, NY**

Chairman Petroski stated that this is ready for a Certificate of Occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

**7 Sally's Path LLC
c/o: Mark Cardone
2313 Sound Avenue
Baiting Hollow, NY**

Resolution Date: November 14, 2019

**SCTM#: 300-91-1-16.40
11 Timber Lane
East Hampton, NY**

Member Leon stated that this is not ready for a Certificate of Occupancy because the black wire deer fencing and metal posts on the front of the property are over 6-feet and the gate posts are also over 6-feet .

**Daniel & Brooke Neidich
c/o: Kathrine McCoy
P.O. Box 1557
Bridgehampton, NY**

Resolution Date: March 12, 2020

**SCTM#: 300-200-3-41.5
77 Beach Lane
Wainscott, NY**

This application has been tabled because the survey showed existing fencing is off of the property line.

**Sarah Gold
c/o: Michael Hudson
29 Manor Lane
East Hampton, NY**

Resolution Date: January 23, 2020

**SCTM#: 300-83-4-7.3
70 Louse Point Road
Springs, NY**

Member Benson stated that this is ready for a Certificate of Occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

**Thomas and Rachel Cortese
c/o: Due East Planning Inc.
P.O Box 4144
East Hampton, NY**

Resolution Date: February 28, 2019

**SCTM#: 300-94-5-27
24 Harbor View Drive
East Hampton, NY**

Member Benson stated that this is ready for a Certificate of Occupancy. Member Leon seconded, and all members were in favor.

Resolutions Signed:

- **James Dooley and Kristen Dickey- *16 Roberts Lane, East Hampton***
 - **Daniel & Brooke Neidich- *177 Beach Lane, Wainscott***
 - **John & Reina Honts- *14 Sayre's Path, Wainscott***
 - **Kevin Bishop- *21 Old Stone Highway, East Hampton***
 - **The Roundtree- *273 Main Street, Amagansett***
- **Three J's Heating & A/C- *542 Montauk Highway, Amagansett***
 - **The Panoramic- *272 Old Montauk Highway, Montauk***
- **South Fork Country Club- *21 Abrahams Landing Road, Amagansett***
- **Fieldstone at East Hampton, LLC- *515 Montauk Highway, East Hampton***
 - **Henry Proto- *835 Montauk Highway, Montauk***
 - **109 Mtk, LLC- *109 Montauk Highway, Amagansett***