



TOWN OF EAST HAMPTON

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Town Acts to Shut Down Improper Commercial Use of Springs Residence

Property used for repeated short term rentals; pay-to-enter parties; other commercial activities

Town of East Hampton officials sought a court order on Wednesday to halt the improper use of a 10,000-square-foot residence at 145 Neck Path in Springs for hotel-like rentals, promoters' parties, product launches, photo shoots, and the like.

On July 31, 2019, Supreme Court Justice Vincent Martorana signed a Temporary Restraining Order restraining the owner, manager, and other individuals with an interest in a commercial use of the property, from using the single-family residence as a motel, as a sharehouse, renting without registration on the Town's rental registry, or for any commercial operation or other nonresidential activity.

The property has been listed on real-estate rental sites with individual bedrooms for rent for any period of time, and, most recently with the entire house offered for \$2,700 per night.

It was described as being able to accommodate 20 overnight guests and, at one point, as containing common areas shared by guests and being run as a "small boutique hotel," with a house manager and butlers on premises.

It has also been identified as the "secret location" of parties being advertised by promoters who would charge an admission fee and additional fees of up to \$5,000 for reserved spots poolside and bottle service.

The promoters also offered bus service to the location with pickups and drop-offs in several Metro-New York locations.

One advertised party that had been scheduled for August was to have admitted only those guests who dressed in white swimwear. Another would have required those interested in attending their event to go through a vetting process.

The all-glass and steel house, being advertised for sale at \$3.9 million, is owned by Juan Figueroa, who is described in the advertisement as the “creative mind” behind the multimillion-dollar restoration and transformation into an event space of the Williamsburg Savings Bank building in Brooklyn, of which he was a co-owner.

“The misuse of residential properties in this way has clear negative impacts on neighbors that cannot be allowed to continue – from noise and late-night disruption to overcrowding, stress on overloaded septic systems, and other environmental impacts,” said East Hampton Town Supervisor Peter Van Scoyoc.

“East Hampton Town’s residential areas are not ‘open for business’ and available to those who wish to make a quick profit on summertime events at the expense of our residents.”

“Our enforcement team is monitoring additional residential and commercial properties that may be being misused, and we will take similar action to shut them down if necessary,” Supervisor Van Scoyoc said.

Charges related to the issues at 145 Neck Path, East Hampton, are being prepared.

The town’s success in obtaining a court injunction to prevent further improper activities at 145 Neck Path and protect the neighborhood from disruption is the result of a coordinated effort between the East Hampton Town Police Department, Ordinance Enforcement Department, the town attorney’s office, and the East Hampton Town Board.