

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



MINUTES

Date: March 10th 2016

Time Started: 6:00 p.m.

Members Present:

**Richard Myers, Chairman
Peter Gumpel, Vice Chairman
Edwin Geus, Member
Edward Krug, Member
Betsy Smith, Member**

Also Present:

**Denise Savarese, Legislative Secretary
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 11th 2016 – Member Geus made a motion to accept the Minutes as written. Member Krug seconded. All members were in favor.**
- **Applications**
- **New Business**
 - a) **Comments to Planning Board**
 - b) **Certificate of Occupancy**

Historic District and Landmarks

**Leanna Byerlee
274 Main Street
Amagansett, NY**

SCTM# 300-171-3-14.4

Board approved renovation of a one story (12 x 22 sq. ft.) rear structure – also adding new windows and larger French door – keeping existing historical door and step porch to be renovated. Renovation approved as per Building Plans prepared by Suter & Suter Design, (Pages include 1 through 5) and survey prepared by Saskas Surveying Company last revised November 18th 2015 – dated received March 4th 2016.

Business Sign

Vice Chairman Gumpel made a motion to approve the application. Member Smith seconded. All members were in favor.

**Goldbergs
C/o Ocean Graphics
200A Springs Fireplace Rd
East Hampton, NY**

**SCTM# 300-197-2-9.2
358 Montauk Highway
Wainscott, NY**

Architectural Review Board hereby approves one double sided sign 76” x 36” (15 sq. ft. per side) with raised moulding, exterior LED Strip Lighting (2.9 watts/ft.) subject to the following conditions: 1. Approved Survey: Prepared by William R. Simmons III, L.S.P.C. dated February 18th 2016 stamped received February 22nd 2016.

2. Approved Plans: Specifications prepared by Ocean Graphics dated received February 4th 2016 stamped Approved.

Chairman Myers made a motion to approve the application. Member Krug seconded. All members were in favor.

**Epic Strength
C/o Ocean Graphics
200A Springs Fireplace Rd
East Hampton, NY**

**SCTM# 300-58-2-1
514 Three Mile Harbor
Springs, NY**

Architectural Review Board hereby approved one single sided Overhead Sign 18" x 78" subject to the following conditions: 1. Approved Survey: Prepared by Hands on Surveying last revised July 11th 1911 stamped Approved 2. Approved Plans: Picture of Epic Strength & Conditioning sign in the file dated February 4th 2016 stamped Approved.

Member Smith made a motion to approve the application. Vice Chairman Gumpel seconded. All members were in favor.

**Amagansett Building Material
C/o Ocean Graphics
200A Springs Fireplace Road
East Hampton, NY**

**SCTM# 300-150-5-19.2
16 Abrahams Landing Road
Amagansett, NY**

Architectural Review Board approved one single sided sign 27.51" x 75.54" (Sq. ft. 14.4) subject to the following conditions: 1. Approved Survey: Prepared by David Saskas last revised June 30th 2015 stamped Approved 2. Approved Plans: Specifications prepared by Ocean Graphics – dated received March 2nd 2016 stamped Approved & photographic rendering

Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.

**Sara DeLuca
C/o Ocean Graphics
200A Springs Fireplace Road
East Hampton, NY**

**SCTM# 300-171-1 12 & 13
171 Main Street
Amagansett, NY**

Architectural Review Board hereby approved one single sided sign 9" x 57" - 3/4" raised PVC pin mount letters – white (3.6 sq. ft.) subject to the following conditions: 1. Approved Survey: Prepared by George Walbridge Surveyors, dated received March 4th 2016 last surveyed October 24th 2008 stamped Approved 2. Approved Plans: Specifications prepared by Ocean Graphics and photographic renderings dated received March 4th 2016 stamped Approved

Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.

Fences, Walls & Berms

Nicole Tunik
20 Edwards Hole Road
East Hampton, NY

SCTM# 300-134-1-20.2

No one appeared on behalf of the application. Application tabled until the next ARB meeting scheduled for March 24th 2016

Lackawanna LLC
C/o Hajek Land Planning
PO Box 5116
East Hampton, NY

SCTM# 300-35-5-7
20 Hedges Banks Drive
East Hampton, NY

Application tabled until the next ARB meeting scheduled for March 24th 2016

Treehouse Advancement LLC
C/o Hajek Land Planning
PO Box 5116
East Hampton, NY

SCTM# 300-35-5-8
22 Hedges Banks Drive
East Hampton, NY

Application tabled until the next ARB meeting scheduled for March 24th 2016

Ken Schwenk
349 Montauk Highway
PO Box 11
Bridgehampton, NY

SCTM# 300-157-2-15.3
Stephen Hands Path
East Hampton, NY

Architectural Review Board approved an 8 ft. black Hi-Tensile deer fence 3500 ft. total length SYP treated – with round 5” x 6” x 12’ posts spaced at 18-20 ft. with 1 black Hi-T top wire installed.

- **Approximately 22-12 foot corner and end supports (6”x7”x14 ft. corner and end posts)**
- **Two 12 ft. x 8 ft. deer gate doubles (PC black) 23’4” opening**
- **One 12 ft. x 8 ft. deer gate single (PC black) 11’ 4” opening**
- **One Heavy duty twin deer gate latch (black)**
- **One Center deer gate latch (black) (all deer gates and hardware heavy duty)**
- **Three Deer gates and latches installed**

Subject to the following Conditions:

1. Approved Survey: Prepared by George Walbridge Surveyors, last revised May 28th 2008 dated received March 10th 2016 stamped Approved

2. Approved Plans: Fence Protocol prepared by L.B. Fencing dated received March 10th 2016 stamped Approved and Photographs also stamped Approved

Member Geus made a motion to approve the application. Vice Chairman Gumpel seconded. All members were in favor.

**Francesco Zatti
14 Parsons Close
East Hampton, NY**

SCTM #300-80-10-6

No one appeared on behalf of the application. Application tabled until the next ARB meeting scheduled for March 24th 2016

**Paul Coller
12 Sun Watch Court
Ramsey, NJ 07446**

**SCTM #300-63-4-18
68 Manor Lane
East Hampton, NY**

Application tabled until the next ARB meeting scheduled for March 24th 2016

**282 Abrahams Path LLC
C/o Britton Bistran
PO Box 2756
Amagansett, NY**

**SCTM# 300-149-2-36
282 Abrahams Path
Amagansett, NY**

Architectural Review Board approved a 6 ft. high driveway gate Wood + Azak Material with White finish, subject to the following conditions:

- 1. Approved Survey: Prepared by Hands on Surveying last revised January 18th 2016 dated received February 22nd 2016 stamped Approved**
- 2. Approved Plans: Prepared by Boris Baranovich Architects dated December 10th 2015 (Page SK 01) dated received February 22nd 2016 stamped Approved**

Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.

**Rafael Llopiz
C/o Land Planning Services
PO 1313
East Hampton, NY**

**SCTM# 300-73-3-1.1
5 Great Oak Way
East Hampton, NY**

Application tabled until the next ARB meeting scheduled for March 24th 2016

**Samir Patel
Aran Construction Inc.
257 Pantigo Road
East Hampton, NY**

**SCTM# 300-54-3-29
18 North Bay Lane
East Hampton, NY**

Architectural Review Board approves an existing 6 ft. gate – existing lights on columns to be removed as photograph stamped Approved depicts, and letter from Joe Quinn dated March 4th agrees to lowering existing gate to 6 ft. and removing existing lights on columns. Approval is subject to the following conditions: 1. Approved Survey: Prepared by Pat T. Seccafico

last revised October 16th 2015 2. Approved Plans: Photograph stamped Approved

Member Geus made a motion to approve the application. Member Krug seconded. All members were in favor.

**Goldfish Lakefront
C/o LaGuardia Design
PO Box 268
Water Mill, NY**

**SCTM# 300-13-1-23 & 9
271 East Lake Drive
Montauk, NY
Driveway Gate**

Architectural Review Board approved a 6 ft. high cedar sliding driveway gate with a call box – with no lighting - 4 ft. setback into the property line, subject to the following conditions: 1. Approved Survey: Prepared by James P. Walsh last surveyed February 22nd 2015 dated received March 2nd 2016 stamped Approved 2. Approved Plans: Prepared by LaGuardia Design Landscape Architects (Page L8.3) dated received March 2nd 2016 stamped Approved

Member Smith made a motion to approve the application. Member Krug seconded. All members were in favor.

**Goldfish Lakefront
C/o LaGuardia Design
PO Box 268
Water Mill, NY**

**SCTM# 300-13-1-23 & 9
271 East Lake Drive
Montauk, NY
Fence**

Tabled until the next Architectural Review Board meeting scheduled for March 24th 2016.

**AMMTK LLC
C/o LaGuardia Design
PO Box 268
Water Mill, NY**

**SCTM# 300-13-1-22.2 & 22.1
269 East Lake Drive
Montauk, NY**

No one appeared on behalf of the application. Tabled until the next Architectural Review Board meeting on March 24th 2016.

**Martin 1996 Management Trust
C/o AutoGate Systems Inc.
539 Old Riverhead Road
Westhampton Beach, NY**

**SCTM# 300-172-6-20
32 St. Mary's Lane
Amagansett, NY**

No one appeared on behalf of the application. Tabled until the next Architectural Review Board meeting on March 24th 2016

**J. Mark Waugh & Daniel Campsey
C/o AutoGate Systems Inc.
539 Old Riverhead Road
Westhampton Beach, NY**

**SCTM# 300-142-1-11.7
14 Old Orchard Lane
East Hampton, NY**

No one appeared on behalf of the application. Tabled until the next Architectural Review Board meeting on March 24th 2016

Agricultural Overlay

**Elias Kefalidis
920 Broadway – 17th Floor
New York, NY 10010**

**SCTM# 300-189-4-2.2
66 Skimhampton Road
East Hampton, NY**

Architectural Review Board approved a two story Residence 9,435.67 sq. ft. & a one story Cabana and Changing Room 398.14 sq. ft. as per Building Plans dated February 15th 2016 prepared by Steven F. Levine RA (Pages include A-001, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114) stamped Approved; and Survey prepared by Saskas Surveying last revised February 6th 2016 dated received March 16th 2015 stamped Approved. Exterior Finish Schedule:

- **Exterior Trim Painted Wood Benjamin Moore – 01**
- **Gutters and Leaders Copper**
- **Roofing Cedar Shingles**
- **Siding Painted Cedar Shingles Benjamin Moore – 01**
- **Brick Veneer/Chimneys Reclaimed Red Brick**
- **Patio Pavers Natural Cleft Bluestone**

- **Driveway Oil & Stone – Natural Gravel/Steel Edging**

Vice Chair Gumpel made a motion to approve the application. Member Geus seconded. All members were in favor.

**Cory Schneider
20 Stratton Road
Scarsdale, NY 10583**

**SCTM# 300-196-1-8.5
28 Sayres Path
Wainscott, NY**

Application tabled until the next ARB meeting scheduled for March 24th 2016

**MKL Construction
PO Box 5031
East Hampton, NY**

**SCTM# 300-197-8-11
4 Osborn Farm Lane
Wainscott, NY**

Applicant has not appeared for three consecutive meetings. Application to be taken off Agenda until we hear directly from the Applicant

**Peconic Land Trust
Quail Hill Farm
C/o Scott Chaskey
PO Box 1268
Amagansett, NY**

**SCTM# 300-150-3-1.2

660 Old Stone Highway
Amagansett, NY**

Application tabled until the next ARB meeting scheduled for March 24th 2016

**Peconic Land Trust
C/o William Kelly
22355 Cox Lane – Unit #4
Cutchogue, NY 11935**

**SCTM# 300-149-3-3.4
293 Town Lane
Amagansett, NY**

Board approved a one story 60' x 98' Storage Building for farm equipment as per Building Plans prepared by Allied Design Architecture & Engineering Group, P.C. last revised January 25th 2016 (Pages include GI, S1, S2, S3, S4, S5) dated received March 2nd 2016 stamped Approved, and

Map of Property prepared by The Raynor Group last revised November 2nd 2015 stamped Approved. Also contained in the Board's file are a photograph of Storage Building and color selections – Roof & Trim to be Red and siding to be Ivory. Swatches are in the Board's file.

Vice Chair Gumpel made a motion to approve as presented. Member Geus seconded. All members were in favor.

Ronald Lauder
C/o Alex Greenwood
PO Box 197
Ringoes, NJ 08551

SCTM# 300-200-1-15.8
115 Wainscott Main Street
Wainscott, NY

Board approved exterior changes to a one story 20' x 24' wagon house 480 sq. ft. – Changes to include removal of a small, closed shed and construction of a larger open shed as per Site Plan & Notes prepared by The New Jersey Barn Company dated February 24th 2016 (Page includes Z1) dated received March 3rd 2016 stamped Approved and survey prepared by David Saskas last revised March 1st 2016 stamped Approved.

Chairman Myers made a motion to approve the application as presented. Member Krug seconded. All members were in favor.

Commercial Exteriors

Salt Beach LLC
Crows Nest
C/o Britton Bistran
PO Box 2756
Amagansett, NY

SCTM# 300-32-3-13.5
4 Old West Lake Drive
Montauk, NY

Board as per letter received from Britton Bistran dated March 1st 2016 approved altering the finish on the exposed foundation at the cottage building from parged stucco to a natural cedar siding like the first floor. In addition minor modifications will be made to the windows to create symmetrical openings and similar window sizing. There is no change to the materials, color or divided lites from the previous Architectural

Review Board approval dated September 22nd 2015. A revised set of elevations has been entered into the Board's records.

Member Smith made a motion to approve the application. Vice Chair Gumpel seconded. All members were in favor.

Peter Kazura
C/o Zwirko & Ortman Architects
219 Pantigo Road
East Hampton, NY

SCTM# 300-49-1-17
South Euclid Avenue
Montauk

Application tabled until the next ARB meeting scheduled for March 24th 2016

Breadzilla
84 Wainscott NW Road
PO Box 384
Wainscott, NY 11975

SCTM# 300-197-2-8

Board approved replacement of weathered T-111 siding with high quality vinyl in a board and batten pattern. The board and batten pattern closely matches the appearance of the vertically ribbed T-111 but with a more finished presentation. Windows will be replaced with 2-wide double hung Marvin fiberglass units with thermal glass and screens. All other exterior portions will remain the same. The doors, railings, masonry, and roof will not be changed. No changes are proposed landscaping or gardens. Approval as per Survey prepared by Saskas Surveying last revised April 4th 2003 stamped Approved. Color selections are as follows:

- Siding Mitten Company Stratis
- Soffit Mitten Company Frost
- Trim Tufftex White
- Windows Marvin White

Chairman Myers made a motion to approve the application. Member Krug seconded. All members were in favor.

**East Hampton Indoor Tennis Court
PO Box 4149
Wainscott, NY**

**SCTM# 300-181-1-5.1
175 Daniels Hole Road
Wainscott, NY**

ARB approved the Board as presented however Resolution is being tabled until the submission of colors and.

Chairman Myers made a motion to approve the application as presented. However the Resolution is being tabled until submission of colors. Member Geus seconded. All members were in favor.

**East Hampton Mews Tenants
514 Pantigo Road
East Hampton, NY**

SCTM# 300-166-6-6

Board approved removing existing wood board and batten siding to east side exterior front and replacing it with a man-made Celect board and batten siding. Board also approved replacing all existing Andersen windows and doors with new Andersen windows and doors (which will not be trimmed) or any carpentry that may be required around the new windows to cover the J-channel will be painted the same Shale color as the siding. – Windows and doors to be the same size and style. The cornerboards of the building will also be painted Shale to match the siding. Selected colors to be:

- **Celect Board & Batten – Color Shale**
- **Window Trim – None**

Approval as per survey submitted by Saskas Surveying last revised November 18th 2015 dated received February 12th 2016 stamped Approved. Also contained in the Board's files are photographic renderings.

Member Krug made a motion to approve as presented. Member Geus seconded. All members were in favor.

Surf Club @ Montauk

SCTM# 300-49-6-21

**C/o Carlos DePaulo
131 Webb Avenue
Stamford, Connecticut**

**20 Surfside Avenue
Montauk, NY**

Board approved conversion of an existing 180 sq. ft. porch to habitable space at Units 70 & 88 as per Site Plan last revised September 24th 2015 dated received February 4th 2016 stamped Approved and Drawings prepared by Architect T. Issing (Pages 1 & 2) dated received February 4th 2016 stamped Approved.

Member Krug made a motion to approve the application. Member Geus seconded. All members were in favor.

Comments to Planning Board

**Balsam Farm LLC
Damiecki Barn Site
176 Long Lane
East Hampton, NY**

SCTM# 300-157-3-1.3

The Board has no comments regarding this application at this time. Letter to be forwarded to the Planning Board.

**Springs Fireplace Car Wash
238 Springs Fireplace Road
East Hampton, NY**

SCTM# 300-145-2-11

Letter to be forwarded to the Planning Board regarding the comments of the Architectural Review Board.

**New Gates at Point 72
203 Pantigo Road
East Hampton, NY**

SCTM# 300-188-1-10

Letter to be forwarded to the Planning Board regarding the comments of the Architectural Review Board.

**Twisted Pine LLC
88 Spring Close Highway
East Hampton, NY**

SCTM# 300-166-4-1.3

The Board has no comments regarding this application at this time. Letter to be forwarded to the Planning Board.

**Paddle Diva
219 Three Mile Harbor/Hog Creek Rd
Springs, NY**

SCTM# 300-77-5-1.3

The Board has no comments regarding this application at this time. Letter to be forwarded to the Planning Board

**Landscape Details
Industrial Road
Wainscott, NY**

SCTM# 300-191-2-7.3 7.4

ARB discussion tabled until the next scheduled meeting March 24th 2016.

Issuance of Certificate of Occupancy

**Luke Cooper
114 Neck Path
East Hampton, NY
Resolution Dated: 1/14/16**

SCTM# 103-8-1.4

Vice Chair Gumpel made a motion to forward a letter to the Building Department that application is compliance with the Architectural Review Board's Resolution. This application is ready for the issuance of a Certificate of Occupancy. Member Krug seconded. All members were in favor.

**Jeffrey Santonastasi
12 Cedar Court
East Hampton, NY**

SCTM# 300-159-4-36

Resolution Dated: 10/22/15

Vice Chair Gumpel made a motion to forward a letter to the Building Department that application is compliance with the Architectural Review Board's Resolution. This application is ready for the issuance of a Certificate of Occupancy. Member Krug seconded. All members were in favor.

**William Clark
92 North Main Street
East Hampton, NY**

SCTM# 300-187-3-4

Resolution Dated: 7/15/09

Vice Chair Gumpel made a motion to forward a letter to the Building Department that application is compliance with the Architectural Review Board's Resolution. This application is ready for the issuance of a Certificate of Occupancy. Member Smith seconded. All members were in favor.

Resolutions Signed:

Chairman Myers made a motion to adopt the following Resolutions as written. Vice Chair Gumpel seconded. All members were in favor.

**Animal Rescue Fund
Amit Cohen
Montauk East
Fieldview Partners LLC
Marion Rohrbach
Jennifer Errico**

**SCTM# 300-192-3-4
SCTM# 300-24-13-8
SCTM# 300-6-3-6
SCTM# 300-159-18-21
SCTM# 300-171-2-6
SCTM# 300-197-4-13.2**

Adjourn:

Chairman Myers made a motion to adjourn. Vice Gumpel seconded. All members were in favor.

