



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

Date: February 16, 2023  
Time Started: 4:00pm

## **MINUTES**

### Members Present:

Kathleen Cunningham, Chair  
Esperanza Leon, Vice Chair  
Dianne Benson, Member  
Chip Rae, Member  
Frank Guittard, Member

### Also Present:

David McMaster, Assistant Town Attorney  
Eric Schantz, Assistant Planning Director  
Julie Akkala, Secretary

**TO APPLICANTS:** No project shall 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:

- Chair Opens the Meeting
- Approval of Minutes – February 9, 2023
- Vice Chair Leon made a motion to approve the Minutes. Member Guittard seconded. All members were in favor.
- Applications
- New Business
- Chair Closes the Meeting
- Chair Cunningham made a motion to close the Architectural Review Board meeting of February 16, 2023. Member Benson seconded. All members were in favor.

**Change to Commercial:**

1. Montauk Beach House, LLC  
c/o: Tara Burke  
PO Box 5030  
Montauk, NY 11954

SCTM# 300-49-4-52.7  
55 South Elmwood Ave  
Montauk, NY 11954

Member Rae made a motion to approve the application as submitted. Member Guittard seconded. All members were in favor.

2. 106 Stephen Hands Path (Cell Tower)  
c/o: Howard Leger, Centerline Comm.  
5550 Merrick Road  
Massapequa, NY 11758

SCTM# 300-193-2-4  
106 Stephen Hands Path  
East Hampton, NY 11937

Member Guittard made a motion to approve the application as submitted. Member Rae seconded. All members were in favor.

**Business Sign:**

3. DAPL, LLC – Bonfire Coffeehouse  
c/o: Ocean Graphics  
PO Box 4223  
East Hampton, NY 11937

SCTM# 300-171-2-6  
249A Main Street  
Amagansett, NY 11930

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

**Fences, Walls, Gates & Berms:**

4. Carrie Barratt/Longhouse Reserve  
c/o: Halcon Gates  
PO Box 426  
East Hampton, NY 11937

SCTM# 300-142-1-13.1  
133 Hands Creek Road  
East Hampton, NY 11937

Vice Chair Leon and Member Benson recused themselves.  
Member Rae made a motion to approve the application as submitted. Member Guittard seconded. Chair Cunningham, Members Guittard and Rae were in favor.

5. Karen Karp  
c/o: Halcon Gates  
PO Box 426  
East Hampton, NY 11937

SCTM# 300-133-1-36.2  
553 Wainscott NW Road  
Wainscott, NY 11975

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

6. Victoria & Albert Carey  
c/o: Sama Azadi, LaGuardia Design  
38 Scuttle Hole Rd  
Watermill, NY 11976

SCTM# 300-87-3-2.2  
260 Old Montauk Hwy  
Montauk, NY 11954

Member Guittard recused himself from this application. The applicant agreed to submit a new gate with 50% transparency.

### **Agricultural Overlay:**

7. Tony & Claire Florence - Modification  
c/o: Phil Kouffman Builder  
63 Main Street  
East Hampton NY 11937  
Resolution dated: January 26, 2022  
(Pool House A)

SCTM# 300-189-03-7.2  
257 Further Lane  
East Hampton, NY 11937

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

8. Tony & Claire Florence  
c/o: Phil Kouffman Builder  
63 Main Street  
East Hampton NY 11937  
(Pool House B)

SCTM# 300-189-03-7.2  
257 Further Lane  
East Hampton, NY 11937

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

9. Henry Beard  
c/o: Kathryn Fee, Architect  
PO Box 1733  
Sag Harbor, NY 11963

SCTM# 300-189-4-2.1  
62 Skimhampton Road  
Amagansett, NY 11930

Member Benson made a motion to approve the application as submitted. Member Rae seconded. All members were in favor.

**Issuance of Certificate of Occupancy:**

10. Faye Weitzman & James Rubin  
c/o: Benjamin Fischer, Michael Davis Const.  
PO Box 452  
Sagaponack, NY 11962

SCTM# 300-199-1-1.1  
45 Town Line Road  
Wainscott, NY 11975

**Resolution dated:** July 13, 2021

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

11. Matthew Cantor  
c/o: Shawn Leonard, Architect  
320 Hampton Rd  
Southampton, NY 11968

SCTM# 300-200-2-3.1  
12 Beach Lane  
Wainscott, NY 11975

**Resolution dated:** June 24, 2022

Vice Chair Leon made a motion to approve the issuance of a Certificate of Occupancy. Member Benson seconded. All members were in favor.