

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



Date: March 23, 2017  
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: Nora Jacobs, Clerk Typist  
NancyLynn Thiele, Asst. 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**

- Chairperson Opens the Meeting
- Applications
- New Business
  - a) Certificate of Occupancy

#### **AGRICULTURAL OVERLAY DISTRICT**

Peconic Land Trust, Inc.  
C/o Landmarks  
P.O Box 2820  
Amagansett, NY 11930

SCTM#300-150-3-1.2  
660 Old Stone Hwy  
Amagansett, NY

This item was tabled for a later date. Applicant was instructed to provide color samples for the board to review.

#### **BUSINESS SIGN**

Mattress Firm  
C/o Mineola Signs (Jamie Shea)  
332 Sagamore Ave.  
Mineola, NY

SCTM# 300-192-2-22  
328 Montauk Highway  
Wainscott, NY

This item was tabled for a later date. No one appeared on behalf of applicant.

**CHANGES TO COMMERCIAL SITE**

New Cingular Wireless PCS, LLC  
C/o John Huber  
Re, Nielsen, Huber & Coughlin LLP  
36 North New York Ave  
Huntington, NY 11743

SCTM# 300-145-3-16.1  
Town of East Hampton Recycling Center  
260 Springs Fireplace Road  
East Hampton, NY

This item was tabled for a later date. No one appeared on behalf of applicant.

Home Team 668, LLC  
C/o Dariusz W. Winnicki Esq.  
Hartman & Winnicki, P.C  
74 Passaic Street  
Ridgewood, NJ

SCTM# 300-49-1-12  
87 Euclid Avenue  
Montauk, NY

Member Smith made a motion to approve the color samples provided to the board for the trim and siding as presented to the board. Member Geus seconded motion. All members were in favor.

Seven Sons Masonry, Inc.  
C/o Land Planning Services, Ltd.  
P.O. Box 1313  
East Hampton, NY

SCTM# 300-161-3-28, 29, 30.4  
33 Three Mile Harbor Rd  
East Hampton, NY

This item was tabled for a later date. Board requested more information from the applicant as well as seeking information from The Planning Board.

R.A.M Enterprises Irrigation & Turf Inc.  
C/o Fort Pond Boulevard LLC  
P.O. Box 1093  
Amagansett, NY

SCTM#62-3-10, 11  
199 Fort Pond Blvd  
East Hampton, NY

This item was tabled for a later date. Board requested color samples from the applicant.

Christopher & Reilly Watson  
423 West Lake Drive  
Montauk, NY

SCTM#300-5-5-3  
423 West Lake Drive  
Montauk, NY

Member Smith made a motion to approve the Modification to the original resolution. Member Geus seconded. All members were in favor.

**FENCES, WALLS & BERMS**

Karen Lane  
C/o James Grimes Land Design  
PO Box 5061  
Montauk, NY

SCTM# 300-48-2-6  
82 Elroy Drive  
Montauk, NY

This item was tabled for a later date. Board gave applicant options to consider before returning to the board.

Janet Berardi  
1 Main Street – Suite 9  
Sparta, NJ

SCTM# 300-9-1-8.7  
11 Wills Point Road  
Montauk, NY

This item was tabled for a later date. No one appeared on behalf of applicant.

David Strah & Barry Miguel  
C/o Michael Jurado  
17 Glade Rd.  
Springs, NY

SCTM# 300-56-4-21  
8 GunPowder Lane  
East Hampton, NY 11937

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

Michael & Nancy Hodin  
C/o Peter Seabury  
2385 Montauk Hwy  
Bridgehampton, NY

SCTM# 300- 24-1-37  
225 Kings Point Rd  
East Hampton, NY

Member Krug made a motion to approve as re-submitted with additions noted on stamped approved survey. Vice Chairman Gumpel seconded. Member Smith and Chairman Myers were in favor. Member Geus opposed.

Sycamore Willow LLC  
C/o Joel Halsey  
P.O. Box 5030  
Montauk, NY

SCTM#300-67-3-35  
25 Sycamore Lane  
Montauk, NY

Member Smith made a motion to approve a new submission to conform to the new survey stamped approved. Vice Chairman Gumpel seconded. All members were in favor.

Mikon Van Gastel  
C/o Joel Halsey  
P.O. Box 5030  
Montauk, NY

SCTM#300-87-1-22  
195 Old Montauk Highway  
Montauk, NY

This application was tabled for a later date. Applicant needs to lower all fences, gate, and post to 6 ft. Board expressed concern with percentage of property being enclosed.

Edmund Lewis & Tracy Thorne  
346 West 121<sup>st</sup> St.  
New York City, NY 10027

SCTM#300-102-6-11  
21 Rosemarie's Lane  
Springs, NY

Member Geus made a motion to approve the application pending applicant moving fence in the reserve area back on to property as drawn on stamped approved survey. Vice Chairman Gumpel seconded. All members were in favor.

Fort Pond Boulevard LLC  
C/o R.A. McMaster  
P.O. Box 1093  
Amagansett, NY

SCTM#300-62-3-10, 11  
199 Ford Pond Blvd  
East Hampton, NY

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

James McLoughlin  
McLoughlin Construction  
P.O.Box 817  
Bridgehampton, NY

SCTM#300-112-2-10.2  
98 Bull Path  
East Hampton, NY

Member Krug made a motion to approve the application as submitted. Vice Chair Gumpel seconded. Chairman Myers was in Favor. Member Smith was in favor. Member Geus opposed.

Priscilla Ahn  
C/o Michael Marran  
P.O. Box 534  
East Hampton, NY

SCTM#300-126-1-18.35  
7 Arbor Path  
Amagansett, NY

This application was tabled for a later date. Gate needs to be lower to 6 ft. Michael Marran will discuss with applicant before returning to board.

**ISSUANCE OF CERTIFICATE OF OCCUPANCY**

Nation Grid Generation, LLC  
C/o Land Planning Services  
P.O. Box 1313  
East Hampton, NY  
Resolution dated: January 27, 2016

SCTM# 300-27-3-1  
69 Second House Rd  
Montauk, NY

Member Smith made a motion to approve for a Certificate of Occupancy. Member Geus seconded. All members were in favor.

S.B.M.F.G. LLC  
C/o Stratton Schellinger  
99 Newtown Lane  
East Hampton, NY  
Resolution dated: January 12, 2017

SCTM# 300-189-6-9  
4 Tyson Lane  
East Hampton, NY

Member Gumpel made a motion to approve for a Certificate of Occupancy. Member Krug seconded. All members were in favor.

Larry Otto  
C/o Land Planning Services  
184 Springs Fireplace Road  
East Hampton, NY  
Resolution: 10/8/15

SCTM # 300-147-6-1  
  
PG

Member Gumpel made a motion to approve for a Certificate of Occupancy. Member Geus seconded.  
All members were in favor.

**Signed Resolution:**

- 1.) Timothy Walsh
- 2.) Mattress Firm
- 3.) Becky Ranawake
- 4.) Oceanside Motel
- 5.) Alan & Judith Horowitz

SCTM# 300-194-1-8  
SCTM# 300-192-2-22  
SCTM# 300-103-6-14  
SCTM# 300-47-2-10.1  
SCTM# 300-172-10-1