



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

Date: March 28, 2019  
Time Started: 6:00pm

Members Present:

Richard Myers, Chairman  
Peter Gumpel, Vice Chairman  
Betsy Petroski, Member  
Esperanza Leon, Member

Members Absent:

Dianne Benson, Member

Also Present:

Nancy Lynn 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 – *March 14, 2019*

*Member Gumpel made a motion to approve the minutes from March 14<sup>th</sup>, 2019. Member Leon seconded, and all members were in favor.*

- Applications
- New Business
  - a) Certificate of Occupancy

**BUSINESS SIGN:**

J L Farrell Real Estate LLC  
P.O Box 14  
Bridgehampton, NY

SCTM#:300-145-5-25  
4, 6, 8, & 10 Sherrill Foster Path  
East Hampton, NY

*Chairman Myers made a motion to approve this sign application with the exception of changing the wattage of the light from 60W to 40W. Member Petroski seconded, and all members were in favor.*

Tom Abraham (*White Water*)  
478 West Lake Drive  
Montauk, NY

SCTM#: 300-6-3-6  
478 West Lake Drive  
Montauk, NY

*Member Petroski made a motion to approve this sign application with the exception of providing a spec sheet for the lighting on the sign. Member Leon seconded, and all members were in favor.*

Hartman's Briney Breezes  
c/o: Joanne Peluso  
693 Old Montauk Highway  
Montauk, NY

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

*Member Petroski made a motion to approve this sign application as submitted at 31.25 square feet with the new posts at 8 feet from the existing 16" high raised bed to the top of the post cap and removal of upward facing spotlight. Member Leon seconded, and all members were in favor.*

**CHANGES TO COMMERCIAL:**

Morty's Oyster Stand  
15 Cuttermill Road  
Great Neck, NY

SCTM#: 300-110-1-10  
2167 Montauk Highway  
Amagansett, NY

*This application was tabled due to the need of revised drawings indicating the correct location of the lighting and port holes as well as cut sheets for lighting, doors, and windows. Also required were pictures and elevations for fencing on property.*

Gurney's at Montauk Yacht Club  
c/o: 32 Star Island Associates, LLC  
11 East 44<sup>th</sup> Street, Suite 1001  
New York, NY

SCTM#: 300-6-4-9  
32 Star Island Road  
Montauk, NY

*Member Petroski made a motion to approve the application per requests made at the previous meeting (March 14<sup>th</sup>, 2019). Member Leon seconded, and all members were in favor.*

**Comments to Planning:**

**One Stop Market (Freund)  
291 Springs Fireplace Road  
East Hampton, NY**

**SCTM#: 300-119-5-6  
291 Springs Fireplace Road  
East Hampton, NY**

*The board determined that it is not aesthetically pleasing and appears too industrial. A more pleasing design would be favorable. It needs to be softened, toned down, and if possible, have the concrete stained.*

**Roy Tucillo  
c/o Jonathan Tarbet, Esq.  
132 Main Street  
East Hampton, NY**

**SCTM#: 300-50-1-25  
88 S. Emerson Avenue  
Montauk, NY**

*Member Petroski stated that she has no problem with the applicant increasing the square footage of the home.*

**Verizon Wireless – Gurney’s Inn  
c/o: Amato Law Group PLLC  
666 Old Country Road  
Suite 901  
Garden City, NY 11530**

**SCTM#: 300-87-3-28.1  
290 Old Montauk Highway  
Montauk NY, 11954**

*The board is in favor of the proposed 6-foot structure to be placed on the roof of an existing building.*

**FENCES, WALLS, & BERMS:**

**David Gregory Scarffe  
c/o: Madeline VenJohn  
132 North Main Street, 1<sup>st</sup> Floor  
East Hampton, NY**

**SCTM#: 300-112-2-6.2  
78 Bull Path  
East Hampton, NY**

*This application was tabled for correct plans and photos indicating the reduction of the driveway gate and posts to 6 feet.*

**James Teatom  
c/o: Madeline VenJohn  
132 North Main Street, 1<sup>st</sup> Floor  
East Hampton, NY**

**SCTM#: 300-126-1-18.36  
15 Arbor Path  
Amagansett, NY**

*This application was tabled for the posts to be cut down to the 6-foot 4-inch size of the gate as well as removing the lighting.*

**Steven Irgang  
220 West 93rd St. #11A  
New York, NY 10025**

**SCTM# 300-74-2-26  
17 Three Mile Harbor Dr.  
East Hampton, NY**

*This application was tabled for a new choice of fence structure for 80-foot length.*

**Julie Strong  
121 Harrison Avenue  
East Hampton, NY**

**SCTM#: 300-124-4-1  
121 Harrison Avenue  
Springs, NY**

*This application was tabled for further information from applicant.*

**Jay Strauss  
7 Farm Lane  
East Hampton, NY**

**SCTM#: 300-166-8-12  
7 Farm Lane  
East Hampton, NY**

*This application was tabled for the need of new drawings and plans for the fence/ gate. A cut sheet for the fence will also be needed.*

**David Mayer  
108 E 86<sup>th</sup> Street  
Apt. 14S  
New York, NY 10028**

**SCTM#: 300-138-3-7.1  
6 Wheelock Walk  
East Hampton, NY**

*This application was tabled to bring the gates and posts down to 6 feet.*

**Adam & Sarah Wartski  
197 Norfolk Drive  
East Hampton, NY**

**SCTM#: 300-39-8-1  
197 Norfolk Drive  
East Hampton, NY**

*This application was tabled to move the keypad and fence beyond the property line. The fence will have to be changed from stockade to a deer fence and to be brought down to 6-feet.*

**Ronald B. Alec  
c/o: Ramon Martinez  
P.O Box 426  
East Hampton, NY**

**SCTM#: 300-55-1-28.23  
6 Little Court  
East Hampton, NY**

*Member Leon made a motion to DENY this application for the need of a current survey and more information about the gate. Member Gumpel seconded, and all members were in favor.*

Lee Wattenberg  
49 Manor Lane South  
East Hampton, NY

SCTM#: 300-61-3-36  
49 Manor Lane South  
East Hampton, NY

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

**EXTENSION OF TIME**

Feargall Kenny  
18 Long Hill Road  
East Hampton, NY

SCTM#: 300-113-2-5.16  
18 Long Hill Road  
East Hampton, NY

*Member Leon made a motion to approve the extension of time for the applicant to reduce the size of the fence and gate to 6'. Member Gumpel seconded, and all members- with the exception of chairman Myers- were in favor.*

**ISSUANCE OF CERTIFICATE OF OCCUPANCY**

Manor House Affordable Housing Project  
c/o: Tom Ruhle, Director of Housing  
159 Pantigo Road  
East Hampton, NY

SCTM#: 300-162-5-22  
181 Accabonac Road  
East Hampton, NY

*Member Gumpel stated that this application is ready for the issuance of a certificate of occupancy. Member Petroski seconded, and all members were in favor.*

Emma & Carl Segerstorm  
c/o: Susan Brierley  
P.O. Box 4144  
East Hampton, NY

SCTM#: 300-24-12-9  
104 Rutland Road  
Spring, NY

*Member Gumpel stated that this application is ready for the issuance of a certificate of occupancy. Member Leon seconded, and all members were in favor.*

Eoine Beirne & Nazil Beirne  
38 Warren St. Apt. c  
New York, NY

SCTM#: 300-151-1-4.5  
18 Canvasback Lane  
Amagansett, NY

*Member Gumpel stated that this application is ready for the issuance of a certificate of occupancy. Member Petroski seconded, and all member were in favor.*