



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

Date: April 25th, 2019
Time Started: 6:00pm

Members Present:

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

Members Absent:

Dianne Benson, Member
Esperanza Leon, 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 – *April 11th, 2019*

Member Petroski made a motion to approve the minutes from April 11, 2019. Member Gumpel seconded, and all member were in favor.

- Applications
- New Business
 - a) Certificate of Occupancy

BUSINESS SIGN:

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

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

Member Gumpel made a motion to approve the sign as submitted so long as it is placed within the property line. Also approved was the retractable awning with the business name on it to go above the front door. Member Petroski seconded, and all members were in favor.

**Coche Comedor
14 Main Street
East Hampton, NY**

**SCTM#: 300-170-4-22.1
74 Montauk Highway
Amagansett, NY**

This application was tabled due to the lack of a quorum.

**Pulcinella East
P.O. Box 2302
Amagansett, NY**

**SCTM#: 300-52-1-1.2
51 South Edgemere Street
Montauk, NY**

Member Petroski made a motion to approve the application as submitted. Member Gumpel seconded, and all members were in favor.

**Hero Beach Club
626 Montauk Highway
Montauk, NY**

**SCTM#: 300-47-2-10.1
626 Montauk Highway
Montauk, NY**

Member Petroski made a motion to approve the signage as submitted with the removal of the lighting above the approved lettering as well as the removal of all promotional flags. Member Gumpel seconded, and all members were in favor.

**Gurney's Star Island
29 Old Montauk Highway
Montauk, NY**

**SCTM#: 300-87-3-28.1
32 Star Island Road
Montauk, NY**

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

**Gotham Tennis Academy
91 S. Fulton Drive
Montauk, NY**

**SCTM#: 300-32-1-8.2
91 S. Fulton Drive
Montauk, NY**

Member Petroski made a motion to approve the proposed business sign on West Lake Drive and the removal of the name and logo from the informational sign on South Fulton Drive. Member Gumpel seconded, and all members were in favor.

CHANGES TO COMMERCIAL:

**East Hampton Indoor Tennis Club LLC
174 Daniels Hole Road
East Hampton, NY**

**SCTM#: 300-181-01-5.1
174 Daniels Hole Road
East Hampton, NY**

Chairman Myers made a motion to approve this application as submitted. Member Petroski seconded, and all members were in favor.

**Twin Forks Mini Storage
75 & 77 Industrial Road
Wainscott, NY**

**SCTM#: 300-192-3-43.1, 54
75 & 77 Industrial Road
Wainscott, NY**

Chairman Myers made a motion to approve this application as presented. Member Petroski seconded, and all members were in favor.

**Roy Tucillo
c/o: Jonathan Tarbet, Esq.
P.O. Box 2635, 524 Montauk Highway
Amagansett, NY**

**SCTM#: 300-50-1-25.1
88 South Emerson
Montauk, NY**

Member Petroski made a motion to approve this application as presented. Member Gumpel seconded, and all members were in favor.

**Atlantic Terrace
c/o: Due East Planning, Inc.
P.O. Box 4144
East Hampton, NY**

**SCTM#: 300-49-6-26
21 Oceanview Terrace
Montauk, NY**

Member Gumpel made a motion to accept this application as modified. Member Petroski seconded, and all members were in favor.

**SoulCycle Montauk Mural
c/o: land planning services, Ltd.
P.O. Box 1313
East Hampton, NY**

**SCTM#: 300-49-3-1.2
15 South Edgemere Street
Montauk, NY**

This application was tabled for the applicant to submit a new proposal.

**Gurneys Inn Resort & Spa Ltd. (Modification)
c/o: DiSunno Architecture, P.C.
P.O. Box 1567
Sag Harbor, NY**

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

Member Petroski made a motion to approve the modification for ARB-6. Member Gumpel seconded, and all members were in favor.

Gurneys Inn Resort & Spa Ltd.
c/o: DiSunno Architecture, P.C.
P.O. Box 1567
Sag Harbor, NY

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

Member Petroski made a motion to approve this application as presented and modified to remove the down lights on railings. Member Gumpel seconded, and all members were in favor.

Gurney's at Montauk Yacht Club (*Modification*)
c/o: DiSunno Architecture, P.C.
P.O. Box 1567
Sag Harbor, NY

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

Member Petroski made a motion to approve the modification to the reception area entry façade. Member Gumpel seconded, and all members were in favor.

Gurney's at Montauk Yacht Club
c/o: DiSunno Architecture, P.C.
P.O. Box 1567
Sag Harbor, NY

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

Member Petroski made a motion to approve the new revised awning (ARB-9 & ARB-10) as well as the 6-foot high reclaimed wood fence surrounding transformers (ARB-1). Member Gumpel seconded, and all members were in favor.

Comments to Planning:

Smart Store
c/o: David M. Kirst, Esq.
241 Pantigo Road
East Hampton, NY

SCTM#: 300-184-1-8.11
3 Learned Hands Court
East Hampton, NY

The members of the board stated that there was no issue with what was being proposed.

Richard Shilowich
c/o: Land Planning Services, Ltd.
P.O. Box 1313
East Hampton, NY

SCTM#: 300-197-1-37.1
26 Ardsley Road
Wainscott, NY

The members of the board stated that there was no basement access or usable space. The board requests the applicant to submit an application for the existing stockade fence.

Lakeview Condominiums
c/o: Drew B. Bennett, P.E.
P.O. Box 1442
East Hampton, NY

SCTM#: 300-12-1-3
382 West Lake Drive
Montauk, NY

The members of the board recommend that the height of the existing fence be increased by adding one matching board to hide the top of the garbage bins.

FENCES, WALLS, & BERMS:

Paul Michand & Joseph Pirocato
c/o: Jeffrey Santonastasi
12 Cedar Court
East Hampton, NY

SCTM#: 300-134-4-2
116 Two Hole of Water Rd.
East Hampton, NY

This application was tabled to bring in the necessary material for the existing lighting.

Julie Strong
121 Harrison Avenue
East Hampton, NY

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

Member Gumpel made a motion to accept this application so long as the fence, gate, and posts are brought down to 6-feet on two front facing streets. Member Petroski seconded, and all members were in favor.

Ian Sack
P.O. Box 534
East Hampton, NY

SCTM#: 300-69-2-26.1
533 Old Montauk Highway
Montauk, NY

This application was tabled for the applicant to consider a new proposal.

Shari & Nicholas Loeffler
P.O. Box 534
East Hampton, NY

SCTM#: 300-172-8-40
112 Meeting House Lane
Amagansett, NY

Member Gumpel made a motion to accept the gate and keypad location as indicated on the amended set of drawings. Member Petroski seconded, and all members were in favor.

Abby Setareh
P.O. Box 534
East Hampton, NY

SCTM#: 300-91-3-3.4
534 Hands Creek Road
East Hampton, NY

This application was tabled until the December 13, 2018 resolution for the existing deer fence is confirmed.

Steven Blader
c/o: Ramon Martinez
P.O. Box 426
East Hampton, NY

SCTM#: 300-74-2-6
7 Founders Lane
East Hampton, NY

This application has been withdrawn.

Richard Lin
c/o: East Hampton Fence & Gate
P.O. Box 534
East Hampton, NY

SCTM#: 300-135-1-11.3
21 Bull Run
East Hampton, NY

Chairman Myers made a motion to approve this application as presented. Member Petroski seconded, and all members were in favor.

Ignatius J. Melito & Carolyn Melito
c/o: East Hampton Fence & Gate
P.O. Box 534
East Hampton, NY

SCTM#: 300-118-1-9.4
401 Hands Creek Road
East Hampton, NY

This application was tabled for the applicant to bring in a new proposal.

EXTENSION OF TIME

Gwyneth K.P. Martin
c/o: CohnReznick LLP
1301 Avenue of the Americas, 10th Floor
New York, NY

SCTM#: 300-172-04-10.3
35 Old Montauk Highway
Amagansett, NY

This application was tabled to give the applicant the option of submitting a new application or asking to move forward on their request for an extension of time.

Pascal Dangin
c/o: Britton Bistrrian
P.O. Box 2756
Amagansett, NY

SCTM#: 300-149-4-6.1
154 Windmill Lane
Amagansett, NY

Member Gumpel made a motion to approve the extension of time. Chairman Myers seconded, and all member were in favor.

ISSUANCE OF CERTIFICATE OF OCCUPANCY

Donald C. Becker/ARCA 1 LLC
8 Cutter Court
East Hampton, NY
Resolution Dated: August 9, 2018

SCTM#: 300-184-5-58
8 Cutter Court
East Hampton, NY

Chairman Myers stated that this applicant is ready for a certificate of occupancy. Member Gumpel seconded, and all members were in favor.

1 Koala Lane LLC
1 Koala Lane
East Hampton, NY
Resolution Dated: May 12, 2017

SCTM#: 300-134-3-31.2
1 Koala Lane
East Hampton, NY

Chairman Myers stated that this applicant is ready for a certificate of occupancy. Member Gumpel seconded, and all members were in favor.

Harold & Donna Clark
c/o: Tara Burke
P.O. Box 5030
Montauk, NY
Resolution Dated: January 24, 2019

SCTM#: 300-3-2-4
171 Soundview Avenue
Montauk, NY

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

Duncan Murdoch and Wai Ling Chan
c/o: Tara Burke
P.O. Box 5030
Montauk, NY
*Resolution Dated: February 28, 2019(Deer Fence & Gate)
April 25, 2019(Tennis Court)*

SCTM#: 300-134-3-6.1
101 Two Holes of Water Rd
East Hampton, NY

Chairman Myers stated that this applicant is ready for a certificate of occupancy. Member Gumpel seconded, and all members were in favor.

Home Team 668, LLC
c/o: Dariusz W. Winnicki Esq.
Hartman & Winnicki, P.C.
74 Passaic Street
Ridgewood, NJ
Resolution Dated: March 23, 2017

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

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

Rodger Silverstein
c/o: Htun Han
P.O. Box 1080
Amagansett, NY

Resolution Dated: April 11, 2019

SCTM#: 300-126-1-18.2
133 Cross Highway
Amagansett, NY

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