



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

Date: June 27, 2019
Time Started: 6:00pm

Members Present:

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

Also Present:

Jameson McWilliams, 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 – *June 13, 2019*

Vice chairman Gumpel made a motion to accept the minutes from June 13th. Member Leon seconded, and all members were in favor.

- Applications
- New Business
 - a) Certificate of Occupancy

Agricultural Overlay:

Daniel & Brooke Neidich
c/o: Kathrine McCoy Architect
P.O. Box 1557
Bridgehampton, NY

SCTM#: 300-200-3-41.5
77 Beach Lane
Wainscott, NY

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

Leah Carr
c/o: Emil Braun
P.O. Box 1678
Bridgehampton, NY

SCTM#: 300-159-1-18.27
10 Fieldview Lane
East Hampton, NY

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

Business Sign:

Quincy Davis
48 Fairlawn Dr.
Montauk, NY

SCTM# 300-49.3-1-3
805 Montauk Hwy
Montauk, NY

Member Petroski made a motion to approve this modification to change the design of the sign, with no lighting. Member Leon seconded, and all members were in favor.

Round Swamp Farm Market & Bakeshop
c/o: 71 S Elmwood LLC
160 Three Mile Harbor Road
East Hampton, NY

SCTM#: 300-49-4-45
71 South Elmwood Ave.
Montauk, NY

Member Petroski made a motion to approve two blue/white striped awnings and removing two valances on the awnings due to signage. Member Benson seconded, and all members were in favor.

Tiny Harbor LLC
c/o: Christopher Carrillo
669B Main Street
Montauk, NY

SCTM#: 300-6-3-16
440 West Lake Drive
Montauk, NY

Member Petroski made a motion to approve the 2-sided 20"x40" with 2 existing 40-watt bulb max. Vice chairman Gumpel seconded, and all members were in favor.

Changes to Commercial:

Windmill Housing Development Fund Co. Inc.
219 Accabonac Road
East Hampton, NY

SCTM#: 300-162-05-20.21
219 Accabonac Road
East Hampton, NY

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

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

This application was postponed for the applicant to submit a rendering of the proposed lighting and to address the lighting of the balcony area.

Surf Lodge
c/o: Biondo and Hammer, LLP
P.O. Box 5030
Montauk, NY

SCTM#: 300-27-3-14
183 Edgemere Road
Montauk, NY

Member Petroski made a motion to accept the modification as submitted. Member Benson seconded, and all members were in favor.

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

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

Member Leon made a motion to approve the modification. Member Petroski seconded, and all members were in favor.

Comments to Planning:

New Cingular Wireless at St. Peter's Chapel
465 Old Stone Highway
Springs, NY

SCTM#: 300-103-6-23
465 Old Stone Highway
Springs, NY

The board stated that they would like to see the material, color, and scale of the Campanile. They would like it to be compatible with the current look of the church.

Fences, Walls, & Berms:

22 Cleveland Drive LLC
c/o: Ackerman, Pachman, Brown & Goldstein, LLP
34 Pantigo Road
East Hampton, NY

SCTM#: 300-67-04-19
22 Cleveland Drive
Montauk, NY

This application was tabled.

The Brent Martini Trust
c/o: Laurie Wiltshire, Pres., LPS, Ltd.
P.O. Box 1313
East Hampton, NY

SCTM#: 300-190-1-13.8
90 Indian Wells Highway
Amagansett, NY

This application was tabled to give the applicant the option to request a variance or to ask the building department if the gate and fence had been previously grandfathered into the site plan.

Peter and Regina Kanter
c/o: Dayton, Voorhees & Balsam, LLP
231 Pantigo Road
East Hampton, NY

SCTM#: 300-126-1-14.25
15 Green Tree Court
Amagansett, NY

This application was tabled.

Randi Weiss
c/o: Ackerman, Pachman, Brown & Goldstein, LLP
34 Pantigo Road
East Hampton, NY

SCTM#: 300-172-9-20
155 Meeting House Lane
Amagansett, NY

This application was tabled for the applicant to address the gate height and enclosure of the fence.

Barry and Randi Weiss
c/o: Ackerman, Pachman, Brown & Goldstein, LLP
34 Pantigo Road
East Hampton, NY

SCTM#: 300-172-9-19.1
306 Bluff Road
Amagansett, NY

This application was tabled for the applicant to reconsider every aspect of the 8 foot fence fronting the corner of Bluff Road and Meeting House.

Tom O'Donoghue
c/o: 63 Highview LLC
254 Harbor Watch Ct.
Sag Harbor, NY

SCTM#: 300-135-2-6.3
178 Bull Path
East Hampton, NY

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

Ross Lipson
c/o: Olman Alvarenga
149 Woodbine Road
East Hampton, NY

SCTM#: 300-35-6-11
78 North Woods Lane
East Hampton, NY

Member Benson made a motion to approve this modification to cut the 9-foot posts down to 8-foot. Member Petroski seconded, and all members were in favor.

Alan Rosenfeld
c/o: East Hampton Fence and Gate
P.O. Box 534
East Hampton, NY

SCTM#: 300-191-01-26.2
67 West Gate Road
Wainscott, NY

Vice chairman Gumpel made a motion to accept the fencing as indicated on the survey and the removal of one post fronting the street. Member Petroski seconded, and all members were in favor.

James Teatom
c/o: Madeline VenJohn, Esq. (Tarbet & Lester PLLC)
132 North Main Street, 1st Floor
East Hampton, NY

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

Vice chairman Gumpel made a motion to accept the proposal as submitted. Member Leon seconded, and all members were in favor.

Stephen Preuss
c/o: Thomas B Veit
53 Club Drive
Southampton, NY

SCTM#: 300-102-7-10
36 Bonac Woods Lane
East Hampton, NY

This application was tabled.

Extension of Time

Luis Munoz
P.O. Box 2520
East Hampton, NY

SCTM#: 300-133-1-12
772 Route 114
Wainscott, NY

Chairman Myers made a motion to accept the extension of time request as well as accepting a modification to include the current design of the driveway gate. Vice chairman Gumpel seconded, and all members were in favor.

Issuance of Certificate of Occupancy

**Luis Munoz
P.O. Box 2520
East Hampton, NY**

Resolution Date: September 27, 2012

**SCTM#: 300-133-1-12
772 Route 114
Wainscott, NY**

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

**Village Dunes Apartment Corp
61. S. Emerson Ave
Montauk, NY**

Resolution Date: December 13, 2018

**SCTM#: 300-47-3-6
61. S. Emerson Ave
Montauk, NY**

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

**Irene Goit
8 Washington Drive
Montauk, NY**

Resolution Date: July 21, 2014

**SCTM#: 300-71-2-2
8 Washington Drive
Montauk, NY**

Member Petroski denied this application due to the height of the gate being taller than 6-feet and the property being fully enclosed with deer fencing.

**John Jakimowicz
24 Farm Lane
East Hampton, NY**

Resolution Date: January 24, 2019

**SCTM#: 300-166-8-6
24 Farm Lane
East Hampton, NY**

Vice chairman Gumpel denied this application due to the solar powered lights still being in place.

**Linda McLaughlin
275 Kings Point Road
East Hampton, NY**

Resolution Date: January 24, 2019

**SCTM#: 300-24-1-22
275 Kings Point Road
East Hampton, NY**

Vice chairman Gumpel stated that this application is ready for a certificate of occupancy. Member Benson seconded, and all members were in favor.

Port Royal Owners Corp
c/o: Land Planning Services
P.O Box 1313
East Hampton, NY
Resolution Date: September 24, 2015
October 22, 2015

SCTM#: 300-27-2-2.1
16 Navy Road
Montauk, NY

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

Atlantic Bluff Club Ltd.
c/o: Land Planning Services
P.O. Box 1313
East Hampton, NY
Resolution Date: July 26, 2018
June 13, 2019

SCTM# 300-71-2-12.4
707 Old Montauk Hwy.
Montauk, NY

This application was tabled for the applicant to come back before the board to address the screening.

ASKU, LLC
c/o: Harvey A. Arnoff, Esq.
206 Roanoke Avenue
Riverhead, NY
Resolution Date: June 13, 2019

SCTM#: 300-48-5-38.1
28 S. Eldert Lane
Montauk, NY

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

Robinson Clark
c/o: James Petrie
8 Collins Ave
East Hampton, NY
Resolution Date: May 23, 2019

SCTM# 300-74-3-5
690 Hands Creek Road
East Hampton, NY

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

**Carissa's the Bakery
c/o: Leonard Ackerman
34 Pantigo Road
East Hampton, NY**

***Resolution Date: February 28, 2019 (CC)
May 23, 2019 (SIGN)***

**SCTM#: 300-188-1-12, 13
221 Pantigo Road
East Hampton, NY**

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

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

***Resolution Date: April 11, 2019 (CC)
April 25, 2019 (Sign)***

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

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

**Quincy Davis
48 Fairlawn Dr.
Montauk, NY**

Resolution Date: March 22, 2018

**SCTM# 300-49.3-1-3
805 Montauk Hwy
Montauk, NY**

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