



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

Date: *July 11, 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 27, 2019*

*Vice chairman Gumpel made a motion to accept the minutes from the June 27<sup>th</sup> meeting. Member Benson seconded, and all members were in favor.*

- Applications
- New Business
  - a) Certificate of Occupancy

**Agricultural Overlay:**

Bergstein Residence (*JBLS-Fieldview, LLC*)  
c/o: Billy Hajek- Hajek Land Planning  
P.O. Box 5116  
East Hampton, NY

SCTM#: 300-159-1-18.24  
16 Fieldview Lane  
East Hampton, NY

*Member Benson made a motion to accept this application as presented. Member Petroski seconded, and all members were in favor.*

Alan Cohen  
c/o: East End Land Planning Inc.  
P.O. Box 2302  
Amagansett, NY

SCTM#: 300-196-1-11.2  
31 Wainscott Hollow Road  
Wainscott, NY

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

**Changes to Commercial:**

Carissa's the Bakery  
c/o: C.E King & Sons, Inc  
10 St. Francis Place  
East Hampton, NY

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

*This application was postponed at the request of the applicant.*

**Fences, Walls, & Berms:**

Amber Waves Farm (*Amanda Merrow*)  
c/o: Andy Hammer  
50 The Plaza  
Montauk, NY

SCTM#: 300-193-3-11.10  
147 Buckskill Road  
East Hampton, NY

*This application was tabled as the applicant anticipates changes to the town code in the near future.*

AMR Shafshak  
154 Grant Ave  
Brooklyn, NY

SCTM#: 300-144-4-12  
199 Three Mile Harbor Rd  
East Hampton, NY

*Vice chairman Gumpel made a motion to approve this application for the front arbor measured at 6-feet with an attached gate and the pool enclosure on the west side of the property to be built no higher than 8-feet. The driveway gate and pillars are not included in this approval. Member Petroski seconded, and all members were in favor.*

**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

*Vice chairman Gumpel made a motion to accept this application as modified to approve all fencing at 8-feet and for the driveway gate/pillars to be reduced to 6-feet. Member Petroski seconded, and all members were in favor.*

**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

*Member Leon made a motion to accept the driveway gate to be 50 % translucent with a natural cedar finish not to exceed 18-feet in width and 6-feet in height. Also approved was 6-foot high deer fencing as indicated on the survey. Member Benson seconded, and all members were in favor.*

**David Rogal**  
c/o: Ramon C. Martinez  
P.O. Box 426  
East Hampton, NY

**SCTM#: 300-166-4-7**  
44 Spring Close Highway  
East Hampton, NY

*This application was tabled for the applicant to submit an updated survey and to come before the board to answer questions about their proposal.*

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

**SCTM#: 300-127-1-14.4**  
1 Devon Woods Close  
Amagansett, NY

*Member Leon made a motion to approve all 6-foot deer fencing and the 6-foot wall as indicated on the marked survey. Vice chairman Gumpel seconded, and all members were in favor.*

**Alla Shurin**  
300 Winston Drive, Apt #1503  
Cliffside Park, NJ

**SCTM#: 300-118-1-40**  
3 Peters Path  
East Hampton, NY

*Member Benson made a motion to approve this application for the installation of a 7-foot deer fence as indicated on the survey which, in return, must be updated before issuing a certificate of occupancy. Member Petroski seconded, and all members were in favor with the exception of the chairman.*

Dignan QPR Trust  
c/o: Aran Construction Inc.  
P.O. Box 2575  
East Hampton, NY

SCTM#: 300-175-7-18  
3 Seabreeze Lane  
Amagansett, NY

*This application was tabled for the applicant to submit more information.*

Stephen Preuss  
36 Bonac Woods Lane  
East Hampton, NY

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

*Member Leon made a motion to approve the modification for the driveway gate to be 5-feet high. Vice Chairman Gumpel seconded, and all members were in favor.*

### **Issuance of Certificate of Occupancy**

Richard Lin  
c/o: East Hampton Fence & Gate  
P.O. Box 534  
East Hampton, NY  
*Resolution Date: April 25, 2019*

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

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

Spencer & Julie Rice – 88 Surfside LLC  
c/o: Taconic Builders Inc.  
8 Oak St.  
Southampton, NY  
*Resolution Date: December 13, 2018*

SCTM# 300-51-4-15  
88 Surfside Ave.  
Montauk, NY

*This application was tabled to retrieve the supporting plans.*

Shane Eckardt  
60 Ely Brook to Hands Creek Rd  
East Hampton, NY  
*Resolution Date: December 13, 2018*

SCTM# 300-73-1-11  
60 Alewife Brook Road  
East Hampton, NY

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

Twin Pond Motel  
c/o: Ronald C. Glogg  
19 Twin Pond Lane  
Montauk, NY

SCTM# 300-48-8-18  
19 Twin Pond Lane  
Montauk, NY

*Resolution Date: September 13, 2018*

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

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

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

*Resolution Date: June 27, 2019*

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

Adam & Sarah Wartski  
197 Norfolk Drive  
East Hampton, NY

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

*Resolution Date: May 23, 2019*

*Vice chairman Gumpel stated that this application is not ready for a certificate of occupancy due to the need for an updated survey showing the pedestrian gate has been moved on to the property.*

### **Other Matters**

Atlantic Bluff Club Ltd.  
c/o: Land Planning Services  
P.O. Box 1313  
East Hampton, NY

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

*Resolution Date: July 26, 2018  
June 13, 2019*

*4 out of 5 members of the board made a motion to accept the modification of the stairway screening to be coated with bleaching oil. The representative for this application also suggested to landscape the lattice to further appeal to the aesthetics of the motel.*