



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

Date: April 27, 2023  
Time Started: 4:00pm

Last Revised: April 19, 2023 (10:00 a.m.)

Members Present:

Kathleen Cunningham, Chair  
Esperanza Leon, Vice Chair  
Dianne Benson, Member  
Chip Rae, Member  
Frank Guittard, Member

Also Present:

David McMaster, Assistant Town Attorney  
Eric Schantz, Assistant Planning Director  
Julie Akkala, Secretary

**TO APPLICANTS:** No project shall 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:**

- Chair Opens the Meeting
- Approval of Minutes – April 6, 2023
- Applications
- New Business
- Chair Closes the Meeting

**Change to Commercial:**

1. New Cingular Wireless@ St Peters Chapel  
c/o: New Cingular Wireless  
5550 Merrick Rd, Suite 302  
Massapequa, NY 11758

SCTM# 300-103-6-23&24  
465 Old Stone Highway  
East Hampton, NY 11937

**Business Sign:**

2. Beer & Smoke  
c/o: Ocean Graphics  
PO Box 4223  
East Hampton, NY 11937

SCTM# 300-197-2-11.1  
352 Montauk Highway  
Wainscott, NY 11975

3. Streetfood on the Green  
c/o: Ocean Graphics  
PO Box 4223  
East Hampton, NY 11937

SCTM# 300-49-1-22  
99 Carl Fisher Plaza  
Montauk, NY 11954

4. 478 West Lake LLC – Sail Montauk  
c/o: Darius Ali  
PO Box 654  
Montauk, NY 11954

SCTM# 300-6-3-6  
478 West Lake Drive  
Montauk, NY 11954

**Fences, Walls, Gates & Berms:**

5. Laura & Neal Rose  
580 N Island Road  
Golden Beach, FL 33160

SCTM# 300-176-3-9  
12 Ocean Lane  
Amagansett, NY 11930

6. Ellen & Jeffrey Cohen  
c/o: Shannen McCaffrey  
PO Box 4144  
East Hampton, NY 11937

SCTM# 300-24-10-39  
110 Kings Point Rd  
East Hampton, NY 11937

**Agricultural Overlay:**

7. Shoji 7 Town Line Rd  
c/o: Will Minnear, Arch.  
67 Hampton Road  
Southampton, NY 11968

SCTM# 300-196-1-2.1  
7 Town Line Road  
Wainscott, NY 11975

8. 2 Old House Lane, LLC  
c/o: Janoslaw & Nina Mileszczyk  
14 W 88<sup>th</sup> Street, B  
New York, NY 10024

SCTM# 300-159-1-3.5  
6 Sawmill Lane  
East Hampton, NY 11937

**Issuance of Certificate of Occupancy:**

9. Yves Istel  
c/o: Katie Osiecki  
PO Box 2303  
Amagansett, NY 11930  
Resolution dated: January 13, 2022

SCTM#: 300-202-1-4.1  
163 Town Line Rd  
Wainscott, NY 11975

10. Valerie Mnuchin  
C/o: Ramon Chavez Martinez  
PO Box 426  
East Hampton, NY 11937  
Resolution dated: July 29, 2022

SCTM# 300-197-7-5  
30 Wainscott Stone Rd  
Wainscott, NY 11975

11. Stanzione/Greenberg  
C/o: Evan Greenberg  
183 Oakview Highway  
East Hampton, NY 11937  
Resolution dated: March 15, 2019

SCTM# 300-159-4-3  
183 Oakview Highway  
East Hampton, NY 11937

**Resolutions:**

Ocean Surf

SCTM# 300-50-1-27.1

SHM Star Island LLC

SCTM# 300-6-4-9

Tony & Claire Florence Modification  
(Pool House A)

SCTM# 300-189-3-7.2

Tony & Claire Florence  
(Pool House B)

SCTM# 300-189-3-7.2