

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



**Date: February 14, 2019  
Time Started: 6:00 p.m.**

**Members Present:**

**Richard Myers, Chairman  
Peter Gumpel, Vice Chairman  
Betsy Smith, Member**

**Dianne Benson, Member**

**Also Present:**

**Jameson McWilliams, Assistant Town**

**Attorney**

**Members Absent**

**Edwin Geus**

**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**

- **Chairperson Opens the Meeting**
- **Approval of Minutes – January 24, 2019**
  - Member Benson made a motion to approve the minutes dated January 24, 2019. Member Smith seconded, and all members were in favor.
- **Applications**
- **New Business**
  - a) **Certificate of Occupancy**

**AG OVERLAY:**

**Daniel & Brooke Neidich  
299 West 12<sup>th</sup> Street,  
PH# C2  
New York, NY**

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

Chairman Myers made a motion to approve this application for a new pergola with a brick patio, measuring 272 sq. ft. Pergola measures 16' high in clear cedar. Member Benson seconded, and all members were in favor.

**Christian Nagel  
East End Land Planning Inc.  
P.O Box 4144  
East Hampton, NY**

**SCTM#: 300-200-2-25  
118 Wainscott Main Street  
Wainscott, NY**

Chairman Myers made a motion to approve the modification to the application for aluminum lighting. Vice Chairmen Gumpel seconded, and all members were in favor. Also approved for C/O

**BUSINESS SIGN:**

**Nora Franzetti  
57 Flamingo Avenue  
Montauk, NY**

**SCTM#: 300-5-5-7  
57 Flamingo Avenue  
Montauk, NY**

This application was tabled for the next meeting due information is needed regarding lighting and overall size of the sign.

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

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

This application was tabled for the tabled for the next meeting to have applicant reduce size of the sign, which measured 31.33 sq. ft.

**Sel Rose  
c/o: Britton Bistran  
4 S. Elmwood LLC  
Montauk, NY**

**SCTM#: 300-50-1-11  
4 S. Elmwood Ave  
Montauk, NY**

Member Smith made a motion to approve application as presented, with no lighting on the sign. Member Benson seconded, and all members were in favor.

**CHANGES TO COMMERCIAL:**

**South Fork Country Club, Inc.  
P.O Box 708  
Amagansett, NY**

**SCTM#: 300-150-03-05, 7.1, 7.3, 7.4, 8  
730 Old Stone Highway  
Amagansett, NY**

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

**Sel Rose Montauk  
c/o: Britton Bistran  
P.O Box# 2756  
Amagansett, NY**

**SCTM#: 300-50-1-11  
4 S. Elmwood Ave.  
Montauk, NY**

Member Smith made a motion to approve application to paint windows and doors white, rose entrance trellis, and landscaping as per plans dated... Member Benson 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**

This application was tabled for the next meeting to have applicant submit elevation and overall design renderings.

**AMG 531  
531 Montauk Highway  
Amagansett, NY**

**SCTM: 300-172-2-33.1  
531 Montauk Highway  
Amagansett, NY**

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

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

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

This application was tabled for the next meeting

**Smart Stor  
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**

This application was tabled for the next meeting for the applicant to supply the board with alternative exterior paint color samples.

**Paul Gangsei  
908 President Street  
Brooklyn, NY**

**SCTM#: 300-71-2-13  
713 Old Montauk Highway  
Montauk, NY**

Member Smith made a motion to approve the application for a deck and hot tub. Member Benson seconded and all members were in favor.

**Carissa's Breads  
221 Pantigo Road, LLC  
c/o: Altour  
1270 Avenue of the Americas  
Suite 15F  
New York, NY**

**SCTM#: 300-188-1-12, 13  
68 Newtown Lane  
East Hampton, NY**

This application was tabled for the next meeting.

**Ed's Landscapes and Service Corp  
P.O Box 2653  
Southampton, NY**

**SCTM#: 300-145-5-16  
Queens Lane & Sherrill Foster Path  
East Hampton, NY**

This application was tabled for the applicant to submit further information about materials being utilized and elevation plans.

**Ocean Colony Beach & Tennis Club Ltd.**  
**2004 Montauk Highway**  
**Amagansett, NY**

**SCTM#: 300-130-2-6**  
**2004 Montauk Highway**  
**Amagansett, NY**

Member Smith made a motion to approve this application for existing sliding glass door. Vice Chairman Gumpel 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**

This application was tabled for the next meeting.

**FENCES, WALLS & BERMS**

**Rita Bonicelli**  
**P.O Box 1198**  
**Montauk, NY**

**SCTM#: 300-28-8-29, 30**  
**7 S. Fuller Street**  
**Montauk, NY**

Applicant was made aware of issues concerning the property and will seek to remedy problems with revegetation as well as the fencing issue.

**133 Gerard Drive LLC**  
**c/o: Due East Planning**  
**P.O Box# 4144**  
**East Hampton, NY**

**SCTM#: 300-41-2-25**  
**133 Gerard Drive**  
**East Hampton, NY**

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

**Adam Levin**  
**c/o: Jeff Ulysse**  
**P.O Box 722**  
**Bridgehampton, NY**

**SCTM#: 300-54-3-18**  
**5 North Bay Lane East**  
**East Hampton, NY**

Member Benson made a motion to approve the application. Member Smith seconded, and all members were in favor. Applicant will reduce height of the posts to 6 feet high.

**Wilson J. Leon**  
**3 Harrison Avenue**  
**East Hampton, NY**

**SCTM#: 300-100-2-15.3**  
**3 Harrison Avenue**  
**East Hampton, NY**

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

**Roseanne Stanzione**  
**c/o: William D. Shapiro, Esq.**

**SCTM#: 300-159-4-3**  
**183 Oak View Highway**

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East Hampton, NY**

**East Hampton, NY**

This application was tabled for the next meeting for the applicant to submit an updated survey indicating where the keypad will be for the gate.

**Leora Ben-ami  
30 Bay Inlet Road  
East Hampton, NY**

**SCTM#: 300-23-1-27  
30 Bay Inlet Road  
East Hampton, NY**

Vice Chairman Gumpel made a motion to approve the application as submitted. Member Smith seconded, and all members were in favor. Key pad must be located on property and depicted as such on survey.

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

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

This application was postponed for a later date.

**Thomas and Rachel Cortese  
c/o: Due East Planning Inc.  
P.O Box 4144  
East Hampton, NY**

**SCTM#: 300-94-5-27  
24 Harbor View Drive  
East Hampton, NY**

This application was tabled for applicant to submit lighting alternatives and indicate a censor for the gate on the survey.

**Extension of Time**

**Samuel Levitin  
37 Squires Path  
East Hampton, NY**

**SCTM#: 300-184-2-33.1  
37 Squires Path  
East Hampton, NY**

Chairman Myers made a motion to deny this application for an extension of time. Vice Chairman Gumpel seconded, and all members were in favor.

**ISSUANCE OF CERTIFICATE OF OCCUPANCY**

**Perry Gershon  
20 Mile Hill Road  
East Hampton, NY  
Resolution dated: February 3, 2005  
This application was tabled for the next meeting.**

**SCTM#: 300-72-1-6.5  
20 Mile Hill Road  
East Hampton, NY**

**Honest Diner  
c/o: Mark Smith  
10 Main Street  
East Hampton  
Resolution dated: May 12, 2017**

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

Chairman Myers made a motion to approve the application for issuance of Certificate of Occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

**Frederic Liss**  
**c/o: Cameron Christensen**  
**45 Fairchild Ave**  
**Plainview, NY**  
**Resolution dated: June 14, 2018**

**SCTM#: 300-150-3-16.4**  
**441 Montauk Highway**  
**Amagansett, NY**

Vice Chairman Gumpel made a motion to approve the application for issuance of Certificate of Occupancy for installation of the solar panels. Member Benson seconded, and all members were in favor.

**Manor House Affordable Housing Project**  
**c/o: Tom Ruhle, Director of Housing**  
**159 Pantigo Road**  
**East Hampton, NY**  
**Resolution dated: September 14, 2017**

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

Vice Chairman Gumpel made a motion to approve the application for issuance of a Certificate of Occupancy. Member Benson seconded, and all members were in favor.

**Robert Lubin**  
**3 Woody Court**  
**East Hampton, NY**  
**Resolution dated: June 14, 2018**

**SCTM#: 300-92-3-29**  
**3 Woody Court**  
**East Hampton, NY**

Member Benson made a motion to approve the application for issuance of a Certificate of Occupancy. Chairman Myers seconded, and all members were in favor.

**William J & Mary A. Mott**  
**439 Stephen Hands Path**  
**East Hampton, NY**  
**June 13, 2017**

**SCTM#: 300-157-3-1.2**  
**439 Stephen Hands Path**  
**East Hampton, NY**

Member Benson made a motion to approve the application the modification for issuance of a Certificate of Occupancy.

**Joseph Eisler**  
**5 Maritime Way**  
**East Hampton, NY**

**SCTM#: 300-80-7-18**  
**5 Maritime Way**  
**East Hampton, NY**

Vice Chairman Gumpel made a motion to deny the application for issuance of a Certificate of Occupancy

**Richard & Beth Marshel**  
**9 Laura's Lane**  
**East Hampton, NY**  
**Resolution dated: January 17, 2019**

**SCTM#: 300-165-5-4.5**  
**9 Laura's Lane**  
**East Hampton, NY**

Chairman Myers made a motion to approve the application for a Certificate of Occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

**Christian Nagel**  
**c/o: East End Planning Inc.**  
**P.O Box 4144**  
**East Hampton, NY**  
**Resolution dated: April 26, 2018**

**SCTM: 300-200-2-25**  
**118 Wainscott Main Street**  
**Wainscott, NY**

Chairman Myers made a motion to approve the application for issuance of a Certificate of Occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

**Richard & Sue Feleppa**  
**3 Old Orchard Lane**  
**East Hampton, NY**  
**Resolution Dated: April 26, 2018**

**SCTM#: 300-142-1-11.38**  
**3 Old Orchard Lane**  
**East Hampton, NY**

Chairman Myers made a motion to approve the application for issuance of 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 dated: October 27, 2015**

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

This application was tabled in order for the applicant to submit a current survey, as well as the 7/21/15 approval.