



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

Date: March 9, 2023  
Time Started: 4:00pm

## MINUTES

### Members Present:

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

### Also Present:

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

### Absent:

Dianne Benson, Member

**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 – February 16, 2023
  - Member Rae made a motion to approve the Minutes. Vice Chair Leon seconded. All members were in favor.
  - Applications
  - New Business
  - Chair Closes the Meeting
  - Member Rae made a motion to close the Architectural Review Board meeting of March 9, 2023. Member Guittard seconded. All members were in favor.

## **Policies and Procedures Discussion and Adoption**

The Board reviewed changes to the ARB Policies and Procedures with respect to conducting public hearings. Vice Chair Leon made a motion to accept the changes and adopt the Policies and Procedures. Member Rae seconded. All members were in favor.

### **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

This application has been tabled.

2. Ocean Surf  
c/o: Laurie Wiltshire, LPS  
PO Box 1313  
East Hampton, NY 11937

SCTM# 300-50-1-27.1  
84 South Emerson Ave.  
Montauk, NY 11954

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

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

3. Cori Rose Manson  
28 16<sup>th</sup> Street  
Springs, NY 11937

SCTM# 300-78-2-4.2  
28 16<sup>th</sup> Street  
Springs, NY 11937

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

4. Neil Strahl  
c/o: Laurie Wiltshire, LPS  
PO Box 1313  
East Hampton, NY 11937

SCTM# 300-126-1-14.42  
11 Southwood Ct.  
Amagansett, NY 11930

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

**Agricultural Overlay:**

5. James Frank – Modification  
c/o: Kyle Ruhs, Architect  
4 Ridge Lane  
Hampton Bays, NY 11946  
Resolution dated: April 22, 2021

SCTM# 300-196-1-2.2  
11 Town Line Road  
Wainscott, NY 11975

The application was deemed incomplete. The applicant will receive a follow-up letter listing further information required before the application can be placed on the ARB agenda.

**Issuance of Certificate of Occupancy:**

6. Mast One, LLC  
c/o: Billy Hajek  
PO Box 5116  
East Hampton, NY 11937  
Resolution dated: July 23, 2021

SCTM# 300-201-1-8.1  
31 Association Road  
Wainscott, NY 11975

Member Rae made a motion to recommend the issuance of a Certificate of Occupancy to the Building Department. Member Guittard seconded. All members were in favor.

**Resolutions:**

David MacGarva

SCTM# 300-118-1-63

Montauk Beach House, LLC

SCTM# 300-49-4-52.7

106 Stephen Hands Path

SCTM# 300-193-2-4

Carrie Barratt/Longhouse Reserve

SCTM# 300-142-1-13.1

Henry Beard

SCTM# 300-189-4-2.1