



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

Date: May 12, 2022  
Time Started: 4:00pm

## **MINUTES**

### 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  
Will Hyland, Planner  
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 28, 2022*

Vice Chair Leon made a motion to approve the minutes of April 28, 2022. Member Rae seconded. All members were in favor.

- Applications
- New Business

- Chair Closes the Meeting

Chair Cunningham made a motion to close the Architectural Review Board meeting of May 12, 2022. Vice Chair Leon seconded. All members were in favor.

**Change to Commercial:**

1. Amagansett Square LLC  
c/o: Britton Bistran  
PO Box 2756  
Amagansett, NY 11930

SCTM# 300-172-12-6  
12 Amagansett Square  
Amagansett, NY 11930

Member Guittard made a motion to approve the application. Member Rae seconded. All members were in favor.

**Business Sign:**

2. Springs Pizza  
c/o: John Romero  
841 Springs Fireplace Road  
East Hampton, NY 11937

SCTM# 300-62-3-23  
841 Springs Fireplace Rd  
East Hampton, 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.

3. 313 THHR LLC  
c/o: Michael Capoferri  
295 Three Mile Harbor  
East Hampton, NY 11937

SCTM# 300-75-1-28.5  
Sunset Harbor Dining  
313 Three Mile Harbor  
East Hampton, NY 11937

Member Benson made a motion to approve the application as presented. Member Guittard seconded. All members were in favor.

4. RDRK, LLC  
c/o: Richard Koehler  
185 W Montauk Hwy.  
Lindenhurst, NY 11757

SCTM# 300-6-3-4  
Tony's Meat Market  
541 West Lake Drive  
Montauk, NY 11954

Chair Cunningham made a motion to approve the application as presented. Member Rae seconded. All members were in favor.

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

5. Karen & John Campenella  
10 Holly Street  
Montauk, NY 11954

SCTM# 300-66-1-8  
10 Holly Street  
Montauk, NY 11954

Application was postponed for a later date. No representation appeared on behalf of the application.

6. Jodi & Scott Markoff  
c/o: EH Fence & Gate  
8 Hardscrabble Ct  
East Hampton, NY 11937

SCTM# 300-172-7-20.2  
39 Gansett Lane  
Amagansett, NY

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.

7. Harry Pinkerton IV  
c/o: Joel Halsey  
PO Box 5030  
Montauk, NY 11954

SCTM# 300-166-4-1.4  
92 Spring Close Highway  
East Hampton, NY 11937

Member Rae made a motion to approve the application as presented. Vice Chair Leon seconded. All members were in favor.

8. OMH, LLC - Gate  
c/o: David Martins Architects  
102 Lillian Rd  
Nesconset, NY 11767

SCTM# 300-087-02-16.1  
251 Old Montauk Hwy  
Montauk, NY 11954

Member Guittard made a motion to approve the application as presented. Member Rae seconded. All members were in favor.

9. Joseph Baratta  
5 Woodpink Drive  
East Hampton, NY 11937

SCTM# 300-56-6-18  
5 Woodpink Drive  
East Hampton, 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.

**Extension of Time:**

10. Abraham Jaros  
15 Peach Farm Lane  
East Hampton, NY 11937

SCTM# 300-113-3-24.9  
15 Peach Farm Lane  
East Hampton, NY 11937

*Resolution Dated:* September 24, 2015

Chair Cuning made a motion to grant the Extension of Time. Member Rae seconded. All members were in favor.

**Agricultural Overlay:**

11. Paula Dagen  
c/o: Patrick McGrath Const.  
43 Kings Point Rd  
East Hampton, NY 11937

SCTM# 300-197-4-4.1  
70 Sayres Path  
Wainscott, NY 11975

Vice Chair Leon made a motion to approve the application as presented. Member Benson seconded. All members were in favor.

12. 8 Sayres Path LLC  
c/o: Jessica Guetta  
115 Sycamore Drive  
Roslyn, NY 11576

SCTM# 300-196-01-8.1  
8 Sayres Path  
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.

13. Ron Franklin  
120 Central Park South, 11D  
New York NY 10019

SCTM#: 300-200-3-40.1  
65 Beach Lane  
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:**

14. 3 Kidd Surf Shack LLC  
c/o: Farrell Building  
PO Box 14  
Bridgehampton, NY 11932  
*Resolution dated:* August 8, 2019

SCTM# 300-032-06-09.2  
5 Agnew Ave  
Montauk, NY 11954

Application was postponed by the applicant for a later date.

15. Abraham Jaros  
15 Peach Farm Lane  
East Hampton, NY 11937  
*Resolution Dated:* September 24, 2015

SCTM# 300-113-3-24.9  
15 Peach Farm Lane  
East Hampton, NY 11937

Application was postponed for a later date. No representation appeared on behalf of the application.

16. 341 Town Lane LLC  
c/o: Britton Bistran  
PO Box 2756  
Amagansett, NY 11930  
*Resolution dated:* November 15, 2019

SCTM# 300-149-5-4  
341 Town Lane  
Amagansett NY 11930

Member Benson made a motion to approve the issuance of a Certificate of Occupancy.  
Member Rae seconded. All members were in favor.

17. 341 Town Lane LLC  
c/o: Britton Bistran  
PO Box 2756  
Amagansett, NY 11930  
*Resolution dated:* July 10, 2020

SCTM# 300-149-5-4  
341 Town Lane  
Amagansett NY 11930

Member Benson made a motion to approve the issuance of a Certificate of Occupancy.  
Member Rae seconded. All members were in favor.

18. Carl DeBrito  
c/o: Halcon Gates  
132 North Main St, 1<sup>st</sup> Floor  
East Hampton, NY

SCTM#: 300-171-1-4.2  
38 Windmill Lane  
Amagansett, NY

Resolution Dated: September 24, 2021

Vice Chair Leon made a motion to approve the issuance of a Certificate of Occupancy. Member Benson seconded. Member Rae and Chair Cunningham were in favor. Vice Chair Leon was opposed. Member Guittard was absent.

### **Resolutions:**

The following Resolutions were adopted at the April 28, 2022 Architectural Review Board meeting and signed at the May 12, 2022 Architectural Review Board meeting:

341 Town Lane LLC - Modification

SCTM# 300-149-5-4

The Ross Institute

SCTM# 300-156-1-9.2

Align

SCTM# 300-171-1-16

Adam Aron & Alexandra Shapiro

SCTM# 300-199-1-1.2