



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

Date: June 8, 2023  
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  
Julie Akkala, Senior Office Assistant

**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 – May 25, 2023
  - Member Benson made a motion to approve the Minutes of May 15, 2023. 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 June 8, 2023. Member Benson seconded. All members were in favor.

**HISTORIC DISTRICT:**

1. Springs Library  
c/o: Matthew Stafford  
278 Old Stone Hwy  
East Hampton, NY 11937

SCTM# 300-80-1-4  
1 Parsons Place  
Springs, NY 11937

Vice Chair Leon made a motion to approve this submission. Member Benson seconded. All members were in favor.

**Change to Commercial:**

2. Ocean Colony & Tennis Club  
c/o: Laurie Wiltshire, LPS  
PO Box 1313  
East Hampton, NY 11937

SCTM# 300-130-2-7.4  
2004 Montauk Highway  
Building 1900  
Amagansett, NY 11930

Member Benson made a motion to approve this submission. Member Rae seconded. All members were in favor.

3. 408 Westlake Drive LLC  
c/o: Due East Planning  
PO Box 4144  
East Hampton, NY 11937

SCTM# 300-6-3-26  
408 Westlake Drive  
Montauk, NY 11954

Chair Cunningham made a motion to approve this submission. Member Rae seconded. All members were in favor.

**Business Signs:**

4. 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

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.

5. Sundae Fundae  
c/o: Matthew Meehan  
10 N Filmore Road  
Montauk, NY 11954

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

Postponed by applicant until a later date.

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

6. Roland Ryan Davis  
61 Talmage Farm Lane  
Springs, NY 11937

SCTM# 300-63-2-14.5  
61 Talmage Farm Lane  
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.

7. 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.

**Extension of Time:**

8. Inlet Seafood Properties LLC  
c/o: Joel Halsey  
PO Box 5030  
Montauk, NY 11954

SCTM# 300-6-2-3.1  
541 East Lake Drive  
Montauk, NY 11954

Resolution dated: May 10, 2018

Chair Cunningham made a motion to approve this Extension of time. Member Rae seconded. All members were in favor.

**Agricultural Overlay:**

9. 19 Fieldview LLC  
c/o: Tara Burke  
PO Box 5030  
Montauk, NY 11954

SCTM# 300-159-1-18.7  
19 Fieldview Lane  
East Hampton, NY 11937

Member Guittard made a motion to approve this submission with the condition to resubmit plans depicting the second story ridge line at 30 ft. 6 in. Member Benson seconded. All members were in favor.

**Issuance of Certificate of Occupancy:**

10. Yves Istel  
c/o: Katie Osiecki  
PO Box 2302  
Amagansett, NY 11930

SCTM# 300-202-1-4.1  
163 Townline Road  
Wainscott, NY 11975

Resolution dated: December 23, 2021

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

11. 30 WM LLC  
c/o: Peconic Environmental Associates, Inc.  
21 South Main St.  
Southampton, NY

SCTM#: 300-200-2-35  
30 Wainscott Main St.  
Wainscott, NY

Resolution dated: February 11, 2021  
August 26, 2021

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.

12. DAPL, LLC – Bonfire Coffeehouse  
c/o: Ocean Graphics  
PO Box 4223  
East Hampton, NY 11937

SCTM# 300-171-2-6  
249A Main Street  
Amagansett, NY 11930

Resolution dated: April 6, 2023

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

13. Bruce Saber  
c/o: Halcon Gates  
PO Box 426  
East Hampton, NY 11937

SCTM# 300-91-1-19.14  
15 White Pine Road  
East Hampton, NY 11937

Resolution dated: February 10, 2023

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

14. Montauk Beach House LLC  
c/o: Tara Burke  
PO Box 1313  
East Hampton NY

SCTM#: 300-49-4-52.7  
55 South Elmwood Ave  
Montauk, NY 11954

Resolution dated: March 10, 2023

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

### **Resolutions:**

Dustin Horowitz & Pearl Lee-Modification

SCTM# 300-172-2-4

EH Indoor Tennis Club LLC

SCTM# 300-181-1-5.1

Scott Freeman & Johanna Markson

SCTM# 300-73-4-12

Julie Spain

SCTM# 300-74-5-15

Karen Karp

SCTM# 300-133-1-36.2