



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

Date: June 9, 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 – May 26, 2022  
Member Rae made a motion to approve the minutes of May 26, 2022. 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 9, 2022. Vice Chair Leon seconded. Chair Cunningham and Member Guittard were in favor. Member Benson was absent.

**Change to Commercial:**

1. 717 Montauk Highway LLC  
c/o Mike DePaola  
1101 SE Ranch Road  
Jupiter, FL 33478

SCTM# 300-49-3-31  
717 Montauk Highway  
Montauk, NY 11954

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

2. Astro's Pizza  
c/o: Britton Bistran  
PO Box 2756  
Amagansett, NY 11930

SCTM# 300-171-2-5  
237 Main Street  
Amagansett, NY 11930

Member Benson made a motion to approve the application. Member Rae seconded. Vice Chair Leon was in favor. Chair Cunningham and Member Guittard were opposed.

**Business Sign:**

3. Mary Jane's Real Estate Inc.  
130 N Main Street  
East Hampton, NY 11937

SCTM# 300-163-7-22.23  
130 N Main Street  
East Hampton, NY 11937

The application was postponed as no representative was present.

4. Dolce & Gabbana  
c/o: Michael Capoferri  
295 Three Mile Harbor Rd  
East Hampton, NY 11954

SCTM# 300-75-1-29  
295 Three Mile Harbor Rd  
East Hampton, NY 11954

This application was withdrawn administratively.

5. Black Mountain Capital  
c/o: Ocean Graphics  
PO Box 4223  
East Hampton, NY 11937

SCTM# 300-197-1-45  
81 Montauk Highway  
Wainscott, NY 11975

Vice Chair Leon made a motion to approve the application for signage only. Member Rae seconded. All members were in favor.

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

6. John Raio & Kimberly Dautenhahn  
12 Ayrshire Place  
East Hampton, NY 11937

SCTM# 300-39-2-31  
12 Ayrshire Place  
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.

7. Anna Marie Karkus  
116 E 92<sup>nd</sup> Street  
New York, NY 10128

SCTM# 300-96-4-16.2  
27 Lotus Ave.  
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.

8. 12 Eileen's Path  
c/o: Plum Builders  
868 Montauk Hwy, 2B  
Water Mill, NY 11976

SCTM# 300-166-6-8.6  
12 Eileens Path  
East Hampton, NY 11937

The application was withdrawn by the applicant.

9. Karen & John Campanella  
10 Holly Street  
Montauk, NY 11954

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

The application was withdrawn by the applicant. They will build a Code compliant fence.

10. 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

Postponed by the applicant.

**Agricultural Overlay:**

11. Turtleview, LLC - Modification  
c/o: Arjun Misra  
50 Murray St, #1108  
New York, NY 10007  
Resolution Dated: January 23, 2021

SCTM# 300-159-1-18.31  
2 Fieldview Lane  
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.

12. Matthew Cantor – Modification And CO  
c/o Shawn Leonard  
230 Hampton Road  
Southampton, NY  
Resolution dated: 4/12/18

SCTM# 300-200-2-3.1  
12 Beach Lane  
Wainscott, NY 11975

Vice Chair Leon made a motion to approve the modification. Member Rae seconded. Chair Cunningham and Member Guittard were in favor. Member Benson absent.

**Issuance of Certificate of Occupancy:**

13. Lee Wattenberg  
c/o: Laurie Wiltshire  
PO Box 1313  
East Hampton, NY 11937  
Resolution dated: April 12, 2019

SCTM# 300-61-3-36  
49 Manor Lane South  
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.

14. Kenneth Grant  
c/o: Regina McClenin  
50 Oakland Ave  
Sag Harbor, NY  
Resolution dated: April 5, 2022

SCTM#: 300-196-1-8.10  
15 Wainscott Hollow Rd  
Wainscott, NY

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

15. Kevin Sims & Matt Lucas  
c/o: Laurence Issacson  
4 Dongan Way  
East Hampton, NY 11937  
Resolution dated: December 14, 2020

SCTM# 300-92-11.4  
4 Dongan Way  
East Hampton, NY 11937

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

### **Resolutions:**

The following Resolutions were approved at the May 26, 2022 Architectural Review Board meeting, and adopted and signed at the June 9, 2022 Architectural Review Board meeting:

22 Association Road	SCTM# 300-200-3-40.3
Astro's Pizza	SCTM# 300-171-2-5
Shagwong Boat Club & Marina	SCTM# 300-77-5-1.3
Judith Simmons & Arthur Magun	SCTM# 300-54-2-6
South Essex Corner	SCTM# 300-49-1-13.2
Sunset Harbor	SCTM# 300-75-1-28.5
Montauk Properties LLC	SCTM# 300-27-3-14