



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

Date: June 13, 2019
Time Started: 6:00pm

Members Present:

Richard Myers, Chairman
Peter Gumpel, Vice Chairman
Betsy Petroski, Member
Esperanza Leon, Member
Dianne Benson, Member

Also Present:

Jameson McWilliams, Assistant Town Attorney

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:

- Chairman Opens the Meeting
- Approval of Minutes – *May 23, 2019*

Vice Chairman Gumpel made a motion to approve the minutes from May 23, 2019. Member Petroski seconded, and all members were in favor.

- Applications
- New Business
 - a) Certificate of Occupancy

Historic District and Landmarks:

**Pollock-Krasner House
830 Springs-Fireplace Road
East Hampton, NY**

**SCTM#: 300-62-7-3.5 & 6.1
830 Springs-Fireplace Road
East Hampton, NY**

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

**Kevin Bishop
c/o: Fred Throo Architect
3900 Vets Hwy, Suite 171
Bohemia, NY**

**SCTM#: 300-63-5-10
21 Old Stone Highway
East Hampton, NY**

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

Agricultural Overlay:

**ASKU, LLC
c/o: Harvey A. Arnoff, Esq.
206 Roanoke Avenue
Riverhead, NY**

**SCTM#: 300-48-5-38.1
28 S. Eldert Lane
Montauk, NY**

Member Petroski made a motion to approve the 6-foot stockade fence on the driveway side and to switch the front face of the fence to face out and the back side to face the applicant's driveway. Also, the board required the deer fencing on South Eldert Lane be removed. Vice Chairman Gumpel seconded, and all members were in favor.

**Michael Frishberg
c/o: John P. Laffey A.I.A., P.C
828 Montauk Highway
Watermill, NY**

**SCTM#: 300-197-8-11
4 Osborn Farm Lan
East Hampton, NY**

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

**Jordan Celeste
577 Grand Street #F1606
New York, NY**

**SCTM#: 300-159-1-18.15
34 Fieldview Lane
East Hampton, NY**

Fence: This application was tabled.

AG: Member Leon made a motion to approve this application for the renovation of the house as submitted. Member Petroski seconded, and all members were in favor.

Edward Fogarty
c/o: Thomas Zoli (Workshop/ APD Architecture DPC)
39 W. 38th Street, 7th Floor
New York, NY

SCTM#: 300-163-3-10
4 Springs Fireplace Road
East Hampton, NY

Four members of the board agreed to approve this application as presented. Vice Chairman Gumpel Denied.

Edward & Jacqueline Marcus
c/o: Farrell Building Company
P.O. Box 14
Bridgehampton, NY

SCTM#: 300-197-8-9
8 Osborne Farm Lane
Wainscott, NY

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

Business Sign:

Sportime Multisport Arena
c/o: Hampton Signs
77 County Road 39A
Southampton, NY

SCTM#: 300-166-3-9
385 Abrahams Path
Amagansett, NY

Member Leon made a motion to accept the application with modifications for the posts to be natural cedar 92.6" w/ the blue section to bleed to the edge, eliminating the white border. Documentation requested to confirm all three businesses at this location.

Sportime Multisport Arena
c/o: Hampton Signs
77 County Road 39A
Southampton, NY

SCTM#: 300-167-2-16.3
320 Abrahams Path
Amagansett, NY

Member Leon made a motion to accept the application with modifications for the posts to be natural cedar 92.6" w/ the blue section to bleed to the edge, eliminating the white border.

The Dunes
c/o: Hampton Signs
77 County Road 39A
Southampton, NY

SCTM#: 300-167-3-1
150 Town Lane
Amagansett, NY

Member Leon made a motion to accept the application with modifications for the posts to be natural cedar 92.6" w/ the blue section to bleed to the edge, eliminating the white border.

Best Pizza & Dive Bar
c/o: Ben Selby
119 Mulford Lane
Amagansett, NY

SCTM#: 300-109-2-12.1
2095 Montauk Highway
Amagansett, NY

This application was adjourned.

“HA HA”
c/o: Ocean Graphics
74 Montauk Highway, Suite 21
East Hampton, NY

SCTM#: 300-49-4-22
6 South Etna Avenue
Montauk, NY

Member Petroski made a motion to approve this application as submitted. Member Benson seconded, and all members were in favor.

East End Naturals
P.O. Box 1015
Wainscott, NY

SCTM#: 300-197-2-10.1
354 Montauk Highway, #3B
Wainscott, NY

Chairman Myers made a motion to approve this application as amended. Member Leon seconded, and all members were in favor.

GreenGear
c/o: Tara Burke: Lighthouse Land Planning, LLP
P.O. Box 5030
Montauk, NY

SCTM#: 300-184-1-8.10
2 Learned Hands Court
East Hampton, NY

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

Dayton, Voorhees & Balsam, LLP
231 Pantigo Road
East Hampton, NY

SCTM#: 300-188-1-14
231 Pantigo Road
East Hampton, NY

Member Benson made a motion to approve the application with the denial of the proposed lighting. Member Petroski seconded, and all members were in favor.

ARC Fine Art LLC
c/o: Ocean Graphics
74 Montauk Highway, Suite 21
East Hampton, NY

SCTM#: 300-171-01-3.1,
4.1, & 9
145 Main Street
Amagansett, NY

Vice Chairman Gumpel made a motion to accept the sign proposal as submitted w/ the amendment to keep the existing hanging sign. Member Petroski seconded, and all members were in favor.

Paola's East
c/o: Attila Geczi
214 Mountain Way
Lyndhurst, NJ

SCTM#: 300-189-1-1
341 Pantigo Road
East Hampton, NY

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

Changes to Commercial:

Ulla Johnson
c/o: Amagansett sq., LLC
P.O. Box 7132
Amagansett, NY

SCTM#: 300-172-12-1
4 Amagansett Square Drive
Amagansett, NY

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

Atlantic Bluff Club Ltd.
c/o: Land Planning Services
P.O. Box 1313
East Hampton, NY

SCTM# 300-71-2-12.4
707 Old Montauk Hwy.
Montauk, NY

Member Petroski made a motion to approve the modification from vertical louver stair screening to diagonal trellis stair screening. Also approved were the addition of the modification to the pool stairs & railings. Member Leon seconded, and all members were in favor.

Smart Store
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

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

Comments to Planning:

Gangsei
709 Old Montauk Highway
Montauk, NY

SCTM#: 300-71-2-3
709 Old Montauk Highway
Montauk, NY

The board has no comments to the planning board.

Fences, Walls, & Berms:

**Wayne B. Heicklen
133 West 22nd Street
New York, NY**

**SCTM#: 300-167-3-122
132 Town Lane
East Hampton, NY**

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

**AMR Shafshak
154 Grant Ave
Brooklyn, NY**

**SCTM#: 300-144-4-12
199 Three Mile Harbor Rd
East Hampton, NY**

This application was tabled for the applicant to come into compliance.

**Dayton, Voorhees & Balsam, LLP
231 Pantigo Road
East Hampton, NY**

**SCTM#: 300-188-1-14
231 Pantigo Road
East Hampton, NY**

This application has been tabled in order for the applicant to reassess the entire project and come back with a proposal that demonstrates a more pleasing aesthetic and synergy with the area.

**105 Montauk Hwy LLC
c/o: Britton Bistran
P.O. Box 2756
Amagansett, NY**

**SCTM#: 300-168-7-31
105 Montauk Highway
Amagansett, NY**

Member Leon made a motion to approve this application as submitted. Member Petroski seconded, and all members were in favor.

**James Teatom
c/o: Madeline VenJohn, Esq. (Tarbet & Lester PLLC)
132 North Main Street, 1st Floor
East Hampton, NY**

**SCTM#: 300-126-1-18.36
15 Arbor Path
Amagansett, NY**

This application was tabled until further notice.

**Ancient Mariner LLC
c/o: Tara Burke: Lighthouse Land Planning LLP
P.O. Box 5030
Montauk, NY**

**SCTM#: 300-67-4-36.5
397 Old Montauk Highway
Montauk, NY**

This application was tabled until further notice.

8 GAR, LLC
c/o: Peconic Environmental Associates, Inc.
21 South Main Street
Southampton, NY

SCTM#: 300-200-3-28
8 Association Road
Wainscott, NY

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

Extension of Time

Patrick and Megan Robson
c/o: Michele S. Hugo, AIA
219 Pantigo Road
East Hampton, NY

SCTM#: 300-166-4-15
40 Spring Close Highway
East Hampton, NY

Member Benson made a motion to approve the extension of time. Member Leon seconded, and all members were in favor.

Issuance of Certificate of Occupancy

Michael Frishberg
c/o: John P. Laffey A.I.A., P.C
828 Montauk Highway
Watermill, NY
Resolution dated: October 25, 2018

SCTM#: 300-197-8-11
4 Osborn Farm Lane
East Hampton, NY

Chairman Myers stated that this application is ready for a certificate of occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

Bradley M. Langston
110 Two Holes of Water Road
East Hampton, NY
Resolution dated: August 24, 2017

SCTM#: 300-134-1-16.1
110 Two Holes of Water Rd
East Hampton, NY

Member Petroski stated that this application is ready for a certificate of occupancy. Member Benson seconded, and all members were in favor.

John Jakimowicz
24 Farm Lane
East Hampton, NY
Resolution Date: January 24, 2019

SCTM#: 300-166-8-6
24 Farm Lane
East Hampton, NY

This application was tabled to give the applicant the chance to remove the up lights.

Robert Shapiro
c/o: Due East Planning, Inc. – Susan Brierley
P.O. Box 4144
East Hampton, NY
Resolution Date: December 13, 2018

SCTM# 300-23-01-18
6 Bay Inlet Rd
Springs, NY

Vice Chairman Gumpel stated that this application is ready for a certificate of occupancy. Member Benson seconded, and all members were in favor.

Dos Gatos
C/o: Anthony Michaels / Paul Russo
325 Broadway Suite #404
New York, NY 1007
Resolution Date: December 14, 2017

SCTM# 300-49-4-45
71 South Elmwood Ave.
Montauk, NY

Member Petroski stated that this application is ready for a certificate of occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

Quincy Davis
48 Fairlawn Dr.
Montauk, NY
Resolution Date: March 22, 2018

SCTM# 300-49.3-1-3
805 Montauk Hwy
Montauk, NY

This application has been withdrawn.

Hsiu Su and Sudeepta Uarma
108 Six Pole Hwy
Wainscott, NY
Resolution Date: January 10, 2019

SCTM# 300-133-1-24.1
108 Six Pole Hwy
Wainscott, NY

Chairman Gumpel stated that this application is ready for a certificate of occupancy. Member Petroski seconded, and all members were in favor.

Morty's Oyster Stand
15 Cuttermill Road
Great Neck, NY
Resolution Date: April 11, 2019 (CC)
April 25, 2019 (Sign)

SCTM#: 300-110-1-10
2167 Montauk Highway
Amagansett, NY

This application was tabled in order for the applicant to amend the application to reflect actual changes made, ie. stockade fence on west/north/south perimeter and pass-through window. Additionally, construction still in progress and sign not in place at time of visit.

Leora Ben-Ami
30 Bay Inlet Road
East Hampton, NY
Resolution Date: February 14, 2019

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

Member Benson stated that this application is ready for a certificate of occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

Sel Rose
c/o: Britton Bistran
4 S. Elmwood LLC
Montauk, NY
Resolution Date: February 14, 2019

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

Member Petroski stated that this application is ready for a certificate of occupancy. Vice Chairman Gumpel seconded, and all members were in favor.

Inn at East Hampton (formerly Hostway Inn)
c/o: Land Planning Services, LTD.
P.O. Box# 1313
East Hampton, NY
Resolution Date: April 26, 2018

SCTM# 300-166-6-3
492 Montauk Hwy
East Hampton, NY

Member Petroski stated that this application is ready for a certificate of occupancy. Member Leon seconded, and all members were in favor.