



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

Date: June 23, 2022  
Time Started: 4:00pm

Last Revised: June 14, 2022 (10:00 a.m.)

Members Present:

Kathleen Cunningham, Chair – VIA ZOOM  
Esperanza Leon, Vice Chair  
Dianne Benson, Member  
Chip Rae, Member - ABSENT  
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 – June 9, 2022
  - Vice Chair Leon made a motion to approve the minutes of June 9, 2022. Member Benson seconded. Chair Cunningham and Member Guittard were in favor.
  - Applications
  - New Business
  - Chair Closes the Meeting
  - Vice Chair Leon made a motion to close the Architectural Review Board meeting of June 23, 2022. Member Benson seconded. Chair Cunningham and Member Guittard were in favor.

**Change to Commercial:**

1. The Cookery  
85 Springs Fireplace Rd  
East Hampton, NY 11937

SCTM#: 300-162-1-12.1  
85 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.

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

SCTM# 300-166-4-1.4  
92 Spring Close Hwy.  
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.

**Business Sign:**

3. The Cookery  
85 Springs Fireplace Rd  
East Hampton, NY 11937

SCTM#: 300-162-1-12.1  
85 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.

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

SCTM# 300-166-4-1.4  
92 Spring Close Hwy.  
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.

5. Springs Tavern & Grill  
c/o: Alex Rossi  
72 Talmage Farm Lane  
East Hampton, NY 11937

SCTM# 300-58-2-11.1  
15 Fort Pond Blvd  
East Hampton, NY 11937

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

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

6. Fran Pineda  
90 Whooping Hollow Rd  
East Hampton, NY 11937

SCTM#: 300-156-2-6  
90 Whooping Hollow Rd  
East Hampton, NY 11937

Member Benson made a motion to approve the application for pillars only. Member Guittard seconded. All members were in favor.

7. Katia Beauchamp  
24 Peter's Path  
East Hampton, NY 11937

SCTM#: 300-92-9-6  
24 Peter's Path  
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. Finish Line Homes Inc.  
c/o: Charlie Bordsen  
PO Box 1741  
Mattituck, NY 11952

SCTM#: 300-104-02-20  
57 Broadview Road  
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.

9. Kara Rakowski  
698 Hands Creek Road  
East Hampton, NY 11937

SCTM# 300-74-3-3  
698 Hands Creek Road  
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.

10. Michael Stillman  
1039 Springs Fireplace Rd  
East Hampton, NY 11937

SCTM# 300-39-8-27  
1039 Springs Fireplace Rd  
East Hampton, NY 11937

The application was postponed by the applicant to a later date.

**Agricultural Overlay:**

11. Pamela Mahoney  
c/o: Louis Savarese  
38 19<sup>th</sup> Street  
East Hampton, NY 11937

SCTM# 300-200-02-21  
98 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.

12. Anthony Providenti  
c/o: Oak Leaf Construction  
26 Hill Street #313  
Southampton, NY 11968

SCTM# 300-159-4-17.2  
2 Old Hedges Lane  
East Hampton, NY 11937

This application was withdrawn administratively.

**Issuance of Certificate of Occupancy:**

13. Amagansett Dunes Apt. Corp.  
c/o: Laurie Wiltshire  
PO Box 1313  
East Hampton, NY 11937  
Resolution dated: November 15, 2021

SCTM# 300-190-2-16.2  
379 Bluff Road  
Amagansett, NY 11930

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

14. Breadzilla-84 Northwest LLC  
c/o: Tara Burke  
PO Box 5030  
Montauk, NY 11954

SCTM# 300-197-2-8  
84 Wainscott Northwest Rd  
Wainscott, NY 11975

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

**Resolutions:**

The following Resolutions were approved at the June 9, 2022 Architectural Review Board meeting, and adopted and signed at the June 23, 2022 Architectural Review Board meeting:

717 Montauk Highway LLC	SCTM# 300-49-3-31
Astro's Pizza	SCTM# 300-171-2-5
Black Mountain Capital	SCTM# 300-197-1-45
Matthew Cantor – Modification	SCTM# 300-200-2-3.1
Matthew Cantor – Modification	SCTM# 300-200-2-3.1