



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

Date: *June 25, 2020*  
Time Started: 4:00pm

Members Present (via Videoconference):

Betsy Petroski, Chairman  
Peter Gumpel, Vice Chairman  
Dianne Benson, Member  
Esperanza Leon, Member  
Chip Rae, Member

Also Present:

Jameson McWilliams, Assistant Town Attorney  
Brittany MacVittie, Secretary

**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 –

*Chairman Petroski made a motion to approve the minutes from the June 11<sup>th</sup>, 2020 ARB meeting. Member Benson seconded, and all members were in favor.*

- Applications
- New Business
  - a) Certificate of Occupancy
- Chairman Closes the Meeting –

*Chairman Petroski made a motion to close the meeting of June 25<sup>th</sup>, 2020. Vice Chairman Gumpel seconded, and all members were in favor.*

**Historic District and Landmarks:**

Tom Burke  
182 Three Mile Harbor Road  
East Hampton, NY

SCTM#: 300-94-2-1  
182 Three Mile Harbor Rd.  
East Hampton, NY

*This application has been withdrawn from further review.*

**Business Sign:**

Hampton Waters Property Owners Association, Inc. (1)  
c/o: John J. O'Rourke  
58 Oyster Shores Road  
East Hampton, NY

SCTM#: 300-118-1-37 & 55  
76 Springy Banks Road  
East Hampton, NY

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

Hampton Waters Property Owners Association, Inc. (2)  
c/o: John J. O'Rourke  
58 Oyster Shores Road  
East Hampton, NY

SCTM#: 300-92-4-15  
1 Oyster Pond Lane  
East Hampton, NY

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

Hampton Waters Property Owners Association, Inc. (3)  
c/o: John J. O'Rourke  
58 Oyster Shores Road  
East Hampton, NY

SCTM#: 300-92-3-13  
Springy Banks Road  
East Hampton, NY

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

**Changes to Commercial:**

Winter Bros Real Estate LLC  
c/o: Michael Morbillo- Enspire Design Group  
1650 Sycamore Avenue, Suite 19  
Bohemia, NY

SCTM#: 300-50-1-23.4  
94 South Emerson Ave.  
Montauk, NY

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

Morty's Oyster Stand  
c/o: Out East Restaurant Group  
15 Cuttermill Road  
Great Neck, NY

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

*This application has been tabled for further review.*

**Fences, Walls, & Berms:**

Orchard House LLC  
c/o: Britton Bistran  
P.O. Box 2756  
Amagansett, NY

SCTM#: 300-172-04-10.3  
35 Old Montauk Highway  
Amagansett, NY

*Vice Chairman Gumpel made a motion to accept this application to reduce the height of the fencing and gate down to 6-feet as well as the approved color of the gate and fence to be Anchor Grey. Member Rae seconded, and all members were in favor.*

Kamran Malekan  
46 Old Orchard Lane  
East Hampton, NY

SCTM#: 300-142-1-11.021  
46 Old Orchard Lane  
East Hampton, NY

*Chairman Petroski made a motion to accept the withdrawal of the driveway gate and approve the 6-foot high fencing to replace the 4-foot fencing. Vice Chairman Gumpel seconded, and all members were in favor.*

341 Town Lane LLC  
c/o: Britton Bistran  
P.O. Box 2756  
Amagansett, NY

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

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

**Extension of Time:**

Allan Rooney  
c/o: Bruce Wildermuth LLC  
P.O. Box 130  
Amagansett, NY  
*Resolution Date: July 10, 2014*

SCTM#: 300-55-9-13  
10 North Hollow Drive  
East Hampton, NY

*Member Benson made a motion to grant this extension of time with the understanding that the gate will be reduced to 6-feet and the fencing on North Hollow Drive will be brought down to 4-feet. Member Rae seconded, and four out of five members were in favor.*

**Issuance of Certificate of Occupancy:**

Robert and Olga Prince  
c/o: Mark Catalano  
10 Pantigo Road  
East Hampton, NY  
*Resolution Date: October 11, 2018*

SCTM# 300-23-3-10  
152 Water Hole Rd.  
East Hampton, NY

*This application has been tabled for the gates and posts to be brought into compliance with the October 11<sup>th</sup>, 2018 resolution.*

J L Farrell Real Estate LLC  
P.O Box 14  
Bridgehampton, NY  
*Resolution Date: March 28, 2019 (Sign)*

SCTM#:300-145-5-25  
4, 6, 8, & 10 Sherrill Foster Path  
East Hampton, NY

*Member Leon stated that this application is ready for a Certificate of Occupancy. Member Benson seconded, and all members were in favor.*

**\*The Board then re-called the related matter that appeared on the last ARB agenda (June 11, 2020) \***

J L Farrell Real Estate LLC/ D.L. Talmage Inc.  
c/o: Kaitlin Kelly  
P.O. Box 14  
Bridgehampton, NY  
*Resolution Date: July 9, 2009*  
*June 9, 2016 (Ext)*  
*October 27, 2016 (Modification)*  
*August 8, 2019 (Ext)*

SCTM#: 300-147-1-22-.2 &  
22.3  
300-145-5-25 & 26  
4,6,8,10 Sherrill FosterPath  
East Hampton, NY

*Member Leon stated that this application is ready for a Certificate of Occupancy, provided the applicant submits as-built plans to the file. Member Benson seconded, and all members were in favor.*

Jo Carole Lauder  
c/o: John Hummel  
49B Route 114  
East Hampton, NY  
*Resolution Dated: October 24, 2019*

SCTM#: 300-200-2-28.3  
92 Wainscott Main Street  
Wainscott, NY

*Member Leon stated that this application is ready for a Certificate of Occupancy with the understanding that the posts and trim will remain natural cedar. Member Benson seconded, and all members were in favor.*

**Louis Buckworth**  
c/o: Joel Halsey  
P.O. Box 5030  
Montauk, NY

***Resolution Date: April 9, 2020***

**SCTM#: 300-24-13-22**  
**143 Norfolk Drive**  
**Springs, NY**

***Vice Chairman Gumpel stated that this application is ready for a Certificate of Occupancy. Member Rae seconded, and all members were in favor.***

**Port Royal Owners Corp.**  
c/o: Land Planning Services, LTD  
P.O. Box 1313  
East Hampton, NY

***Resolution Date: December 12, 2019***

**SCTM#: 300-27-2-2.1**  
**16 Navy Road**  
**Montauk, NY**

***Chairman Petroski stated that this application is ready for a Certificate of Occupancy. Member Benson seconded, and all members were in favor.***

**Allan Rooney**  
c/o: Bruce Wildermuth LLC  
P.O. Box 130  
Amagansett, NY

***Resolution Date: July 10, 2014***

**SCTM#: 300-55-9-13**  
**10 North Hollow Drive**  
**East Hampton, NY**

***This application has been tabled for further review.***

**7 Sally's Path LLC**  
c/o: Mark Cardone  
2313 Sound Avenue  
Baiting Hollow, NY

***Resolution Date: November 14, 2019***

**SCTM#: 300-91-1-16.40**  
**11 Timber Lane**  
**East Hampton, NY**

***This application has been tabled for further review.***