



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

Date: September 28, 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

### **Absent:**

Daniel Gross, Planner

**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 – September 14, 2023
  - Member Rae made a motion to approve the Minutes of September 14, 2023. Member Benson 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 September 28, 2023. Member Benson seconded. All members were in favor.

**COMMENTS TO TOWN BOARD:**

1. EH Historical Farm Museum Storage  
131 North Main Street  
East Hampton, NY 11937  
Administratively postponed

SCTM# 300-163-6-31, 25 & 26  
131 North Main Street  
East Hampton, NY 11937

**HISTORIC DISTRICT/BUSINESS SIGN:**

2. The Glamour Nails Salon  
c/o: Victoriano Gavilanes  
105 Oakview Hwy #200  
East Hampton, NY 11937

SCTM# 300-171-1-15  
195 Main Street  
Amagansett, NY 11930

The Board approved the decal signs for the windows and door. Further information regarding placement of the sign on the façade is needed. The applicant will receive a follow-up letter listing further information required before the remainder of the application can be placed on the ARB agenda.

3. Rowdy Hall  
c/o: Mark Smith  
14 Main Street  
East Hampton, NY 11937

SCTM# 300-171—1-14  
177 Main Street  
Amagansett, NY 11930

Chair Cunningham made a motion to approve the Business Sign portion of the submission as submitted. Vice Chair Leon seconded. All members were in favor.

The exterior façade portion of the application was withdrawn.

**CHANGE TO COMMERCIAL:**

4. 221 Pantigo Road LLC  
c/o: Alex Kruhly  
22 Grove St #4F  
NY, NY 10014

SCTM# 300-188-1-13.1  
219-221 Pantigo Road  
East Hampton, NY 11937

Member Benson made a motion to approve this submission with the second window option. Member Rae seconded. All members were in favor.

**ROOF HEIGHT:**

5. 50 Northwest LLC  
c/o: Due East Planning  
PO Box 4144  
East Hampton, NY 11937  
[Administratively postponed](#)

SCTM# 300-91-1-20.3  
50 Northwest Road  
East Hampton, NY 11937

**Extension of Time:**

6. Stephen Preuss  
36 Bonac Woods Lane  
East Hampton, NY  
Resolution dated: June 26, 2019

SCTM#: 300-102-7-10  
36 Bonac Woods Lane  
East Hampton, NY

[Vice Chair Leon made a motion to approve this Extension of Time. Member Guittard seconded. All members were in favor.](#)

7. Miceli Management LLC  
c/o: Jonathan Miceli  
152 Essex St  
Montauk, NY 11954  
Resolution dated: April 3, 2003

SCTM# 300-16-2-25  
11 Flamingo Ave  
Montauk, NY 11954

[This application was tabled for further review.](#)

8. Montauk Clothing Co. Inc.  
c/o: DiSunno Architecture, P.C.  
20 Bay View Avenue  
East Hampton, NY  
Resolution dated: June 17, 2020

SCTM#: 300-49-6-7  
76 S. Elmwood Avenue  
Montauk, NY

[Chair Cunningham made a motion to approve this Extension of Time. Vice Chair Leon seconded. All members were in favor.](#)

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

9. Joy Shorr  
c/o: Harry Fournaris, Esq.  
2317 Montauk Highway  
Bridgehampton, NY 11932  
Administratively postponed

SCTM# 300-156-5-10.2  
417 Route 114  
East Hampton, NY 11937

10. Matthew Walier  
2 Winterberry Lane  
East Hampton, NY 11937

SCTM# 300-63-6-3  
2 Winterberry 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.

**Agricultural Overlay:**

11. Big Blue Marble LLC  
c/o: Thaddeus Briner, Arch  
211-215 Centre St  
New York, NY 10013

SCTM# 300-196-1-24  
43 Wainscott Hollow Rd, Lot 7  
Wainscott, NY 11975

Vice Chair Leon made a motion to approve this submission. Member Benson seconded. Chair Cunningham, Member Guittard and Member Rae were in favor. Vice Chair Leon was opposed. The Board held discussion to conduct a public hearing on this application and a vote was taken. Vice-Chair Leon made a motion to conduct a public hearing on the application, Chair Cunningham seconded. The motion was defeated: Members, Benson, Guittard, Rae and Chair Cunningham were opposed. Vice-Chair Leon was in favor.

**Issuance of Certificate of Occupancy:**

12. Stephen Preuss  
36 Bonac Woods Lane  
East Hampton, NY  
Resolution dated: June 26, 2019

SCTM#: 300-102-7-10  
36 Bonac Woods Lane  
East Hampton, NY

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.

13. 70 Beach Lane-N2J LLC  
c/o: Britton Bistran  
PO Box 2756  
Amagansett, NY 11930

SCTM# 300-200-2-17  
70 Beach Lane  
Wainscott, NY 11975

Resolution dated: January 27, 2022

Member Rae made a motion to recommend the issuance of a Certificate of Occupancy to the Building Department. Member Guittard seconded. All members were in favor.

### **Resolutions:**

221 Pantigo Rd LLC

SCTM# 300-188-1-13.1

Streetfood on the Green

SCTM# 300-49-1-22

DiMeglio Garden

SCTM# 300-119-4-6

Jenny & Robert Vorhoff

SCTM# 300-172-4-23

Stanzione/Greenberg – EOT

SCTM# 300-159-4-3

Menzel LLC

SCTM# 300-189-6-7.1