



EH Town Zoning Board of Appeals

300 Pantigo Place
East Hampton, NY 11937

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EH Town Zoning Board of Appeals meeting of June 7, 2022 East Hampton, New York

I. CALL TO ORDER

6:30 PM Meeting called to order on June 7, 2022 at Teleconference, Various Locations, East Hampton, NY.

Attendee Name	Present	Absent	Late	Arrived
Chairman Roy Dalene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vice Chairman Edward Johann	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Boardmember Tim Brenneman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Boardmember Theresa Berger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Boardmember Denise Savarese	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Assistant Attorney Jennifer Nigro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Secretary Laura MacPherson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. CANCELLED PUBLIC HEARING

III. SCHEDULED PUBLIC HEARINGS

A. *D&D Cucci LLC: 74 Queens Lane, East Hampton. (SCTM#300-145-05-22.1)*

SIZE/LOCATION: 16,021 sq. ft., 74 Queens Lane, Montauk Heights, Map No. 11, East Hampton (SCTM#300-145-05-22.1)

DESCRIPTION: To construct a fenced-in, gravel base, facility for portable sanitary units, supplies and vehicles on a parcel containing a legally pre-existing, non-conforming single-family residence.

RELIEF SOUGHT: A variance for the maximum number of uses pursuant to §255-2-45 (1) & (2) of the Town Code to allow the subject property zoned Commercial Industrial to be allowed a second use on the property as a commercial use.

ZONING DISTRICT: CI- Commercial Industrial Zone X Flood Zone

SEQRA CLASS: Type II

B. Jacqueline Zarodkiewicz (Mosca): 46 Soundview Drive, Montauk. (SCTM#300-005-01-06)

SIZE/LOCATION: 19,821.19 sq. ft., 46 Soundview Drive, Soundview Estates; Map No. 1929, Montauk (SCTM#300-005-01-06)

DESCRIPTION: To construct a 438 sq. ft. deck, 49 sq. ft. hot tub, 30 sq. ft. outdoor shower, and roughly 80 linear feet of fencing on a parcel of land containing a dune, beach vegetation and tidal wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to §255-4-20 and eight (8) variances are required. Four (4) variances from §255-4-30 (wetland setbacks) of 29', 22.8', 7.9' and 18.4' to allow the deck 71', hot tub 77.2', outdoor shower 92.1', and fence 81.6' from the wetlands where 100' is required. Four (4) variances from §255-4-40 (dune crest setbacks) of 36.3', 27.8', 12.8' and 26.8' to allow the deck 38.7', hot tub 47.2', outdoor shower 62.2' and fence 48.2' from the dune crest where 75' is required, and any other relief necessary from East Hampton Town Code.

ZONING DISTRICT: B Residence Zone X Flood Zone, VE-12 Flood Zone

SEQRA CLASS: Type II

C. Theodore Weinrib: 35 Montauk Blvd, Springs. (SCTM#300-096-02-22.6)

SIZE/LOCATION: 14,000 sq. ft., 35 Montauk Blvd, Estates of Montauk; Map # 48, Springs (SCTM#300-096-02-22.6)

DESCRIPTION: To allow 140 sq. ft. shed to remain within side yard lot line setbacks.

RELIEF SOUGHT: One variance of approximately 0.8' is required from §255-11-10 of the Town Code in order for the shed to remain in place 9.2' from the northern (side yard) lot line where a 10' setback is required.

ZONING DISTRICT: B Residence, Zone X Flood Zone

SEQRA CLASS: Type II

D. Shahab Kahn: 128 Central Avenue, Amagansett. (SCTM#300-175-02-27)

SIZE/LOCATION: 12,076 sq. ft., 128 Central Ave., Hampton Dunes, lot 96, map no. 4694, Amagansett (SCTM#300-175-02-27)

DESCRIPTION: To remove an existing shed and gravel area and to construct an approximately 327 sq.ft. two story addition, upgraded I/A sanitary system, drywell for an existing outdoor shower, generator, and additional temporary clearing within setbacks and jurisdiction of freshwater wetlands, dune land, and dune vegetation.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town and three variances are required for this application. Variances of 74' and 39' are required from §255-4-30 of the Town Code in order to construct the proposed addition 26' and generator 61' from freshwater wetlands where 100' setbacks are required. One variance of 13' is required from §255-4-30 of the Town Code in order to clear 37' from the edge of wetlands where a 50' setback is required, and any other relief necessary.

ZONING DISTRICT: B Residence AE Flood Zone, elevation 10

SEQRA CLASS: Type II

IV. WORK SESSION

A. Administrative Applications

i. Lowman: 47 Napeague Lane, Amagansett. (SCTM#300-151-02-13)

To reconstruct in place and kind a 830 sq. ft. deck within 100' of freshwater wetlands.

B. Post-Hearing Decisions

i. Amagansett Presbyterian Society: 17 Meeting House Lane, Amagansett (SCTM#300-171-05-02)

SIZE/LOCATION: 27,645 sq. ft., 17 Meeting House Lane, Amagansett (300-171-05-02)

DESCRIPTION: To construct a 30' x 35', or 1,050 sq. ft., brick terrace, a 6' high fence with plantings on both sides, an 8' x 7', or 64 sq. ft., concrete dumpster pad, and a 10' x 18', or 180 sq. ft., well pit to house a generator.

RELIEF SOUGHT: A variance from the maximum allowable total lot coverage on site by 991 sq. ft. in order to accommodate the construction of the outdoor terrace, concrete dumpster pad and generator well.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

ii. Weeping Beach LLC: 386 Further Lane, Amagansett. (SCTM#300-189-05-05)

SIZE/LOCATION: 87,876 sq. ft., 386 Further Lane, N/A, Amagansett (SCTM#300-189-05-05)

DESCRIPTION: To allow a 2,938 sq. ft. pool patio and 310 sq. ft. slate patio to remain within side yard setbacks.

RELIEF SOUGHT: Two variances from § 255-11-10(Dimensional Regulations), of the Town Code and any other relief necessary. The following variances are required: (1) a 1.7' variance is required to allow the slate patio to remain 13.3' from the side yard (eastern) lot line where 15' is required (2) a 5.8' variance is required to allow the pool patio to remain 24.2' from the side yard (eastern) lot line where 30' is required.

ZONING DISTRICT: A5 Residence Zone X Flood Zone

SEQRA CLASS: Type II

iii. Robert Cowen: 47 Deerfield Lane, Amagansett. (SCTM#300-175-06-29)

SIZE/LOCATION: 12,794 sq. ft., 47 Deerfield Lane, Hampton Dunes, Map No. 4694, Amagansett (SCTM#300-175-06-29)

DESCRIPTION: To construct 615 sq. ft. of additions to the residence and 139 sq. ft. of roof decking and an upgraded sanitary system on a parcel within 150' of wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 and three variances from §255-4-30 (wetland setbacks) are required for this project. Variances of 46.2' and 50' are required to allow the construction of an addition to the residence 53.8' and decking 50' from wetlands where 100' is required. One variance of 19' is required to allow clearing for the sanitary system to be located 31' from wetlands where 50' is required, and any other relief necessary from East Hampton Town Code.

ZONING DISTRICT: B Residence AE Flood Zone, elevation 10

SEQRA CLASS: Type II

C. Interpretations

D. Other Decisions

E. Building Permit/Certificate of Occupancy

F. Extensions of Time

i. Erb: 31 Fentwood Road, Montauk. (SCTM#300-019-01-12)

Extension for 2019 NRSP and Variances.

ii. 15 Wainscott Hollow Road LLC: 15 Wainscott Hollow Road, Wainscott. (SCTM#300-196-01-8.10)

Extension for 2017 Variances.

V. MINUTES APPROVAL

Draft Minutes of May 24th, 2022.

VI. RESOLUTIONS

A. *Peter Quinn: 128 S. Essex Street, Montauk. (SCTM#300-28-5-45.4)*

B. *Michael Carazza: 421 Route 144, East Hampton. (SCTM#300-156-5-10.3)*

VII. ADJOURNMENT