



EH Town Zoning Board of Appeals

300 Pantigo Place
East Hampton, NY 11937

Laura MacPherson
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**EH Town Zoning Board of Appeals meeting of July 12, 2022
East Hampton, New York**

I. CALL TO ORDER

6:30 PM Meeting called to order on July 12, 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 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. Peoples United Bank: 351 Montauk Highway, East Hampton.
(SCTM#300-189-01-2)**

SIZE/LOCATION: 76,148 sq. ft. (total), 351 Montauk Highway, East Hampton (300-189-01-02)

DESCRIPTION: To subdivide a single parcel into two properties, one of which would be nonconforming to lot area and lot width and the other of which would be nonconforming to total lot coverage and lot line setbacks.

RELIEF SOUGHT: Four variances are required for this application. One variance of 9,170 sq. ft. is required from §255-11-10 of the Town Code to allow Lot 2 to have a lot area of 30,830 sq. ft. where 40,000 sq. ft. is required. One variance of 40' from §255-11-10 of the Town Code is required to allow the lot width of Lot 2 to be 120' where 160' is the required. One variance of 9.7' is required from §255-11-10 of the Town Code to allow the parking lot to be 5.3' from the side yard lot line where a 15' setback is required. One variance of 4,021 sq. ft. from §255-11-10 of the Town Code is required to allow Lot 1 to have a total lot coverage of 22,148 sq. ft. where 18,127 sq. ft. is the maximum allowable, and any other relief necessary.

ZONING DISTRICT: A Residence Zone X Flood Zone

SEQRA CLASS: Type II

**B. Trisha and Daniel Shay: 137 West Lake Drive, Montauk.
(SCTM#300-019-10-6)**

SIZE/LOCATION: 38,534.21 sq. ft. (total), 137 West Lake Drive, Montauk Beach Development Corp., South Portion of West Lake Residential Section, Subdivision No. 6, Block 154, part of lots 1, 2 & 3, map no. 1016, Montauk (SCTM#300-019-10-06)

DESCRIPTION: To construct 313 sq. ft. of decking, a 42.5 sq. ft. outdoor shower, 44.4 sq. ft. barbeque area patio, approximately 325 sq. ft. of gravel parking, paver walkway, approximately 550 sq. ft. of revegetation, and an upgrade sanitary system on a parcel of land within jurisdiction and setbacks of freshwater wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town Code and three variances are required for this application. Variances of approximately 45.2', 41', and 25.5' are required from §255-4-30 of the Town Code to construct the proposed decking 54.8', patio, pavers, and barbeque 59', and outdoor shower 74.5' from freshwater wetlands where 100' setbacks are required, and any other relief necessary.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

**C. Patrick DeMarchelier: 15 Island Road, East Hampton.
(SCTM#300-093-03-09)**

SIZE/LOCATION: 22,000 sq. ft. (total), 15 Island Road, Hampton Waters, Sec 1, map # 2799, East Hampton (SCTM#300-093-03-09)

DESCRIPTION: To allow approximately 192 sq. ft. decking and a children's playhouse, constructed within wetland setbacks, to remain on a parcel of land containing wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20, a variance from §255-4-40 (Minimum wetland setbacks) and any other relief necessary from the Town Code. Wetland setback variances of 16.8' & 39.9' are required to allow the deck and playhouse to remain 83.2' & 60.1' respectively from wetlands where a 100' setback is required.

ZONING DISTRICT: B Residence AE Flood Zone, el. 6'

SEQRA CLASS: Type II

D. David Wagner: 237 Kings Point Road, Springs.(SCTM#300-24-1-32)

SIZE/LOCATION: 29,643 sq. ft. (total), 237 Kings Point Road & contiguous to the waters of Gardiners Bay, Clearwater Beach; Map # 2715; lot 21, Springs (SCTM#300-024-01-32)

DESCRIPTION: The restoration of an eroded coastal bluff by removing foreign materials, place and grade approximately 250 cubic yards of clean sand, stabilize with coir logs and erosion matting and plant with beach grass on a parcel of land containing coastal bluffs, beaches and tidal wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20 of the Town Code.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

IV. WORK SESSION

A. Administrative Applications

B. Post-Hearing Decisions

i. 43 Sandpiper LLC: 43 Sandpiper Lane, Amagansett. SCTM#300-177-01-33)

SIZE/LOCATION: 39,088 sq. ft. (total), 43 Sandpiper Lane, Sea Bluff, lot 11, map # 2701, Amagansett (300-177-01-33)

DESCRIPTION: To demolish approximately 27 sq. ft. of decking and to construct an 11 sq. ft. one story addition and 275 sq. ft. roof deck with access stairs within minimum wetland setbacks and on a parcel of land containing beach vegetation and dune land.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town and two variances are required for this application. Variances of 39' and 19' are required from §255-4-30 of the Town Code in order to construct the proposed addition 61' and roof decking 81' from freshwater wetlands where 100' setbacks are required, and any other relief necessary.

ZONING DISTRICT: A Residence AE Flood Zone, elevation 10

SEQRA CLASS: Type II

ii. 24 Jacqueline Drive Company: 24 Jacqueline Drive, Amagansett. SCTM#300-176-05-06)

SIZE/LOCATION: 7,500 sq. ft., 24 Jacqueline Drive, Beach Hampton – Section 5, Block 20, Lots 53-55, map no. 1763, Amagansett (300-176-05-06)

DESCRIPTION: To allow an approximately 100 sq. ft. patio addition, 35 sq. ft. bin, and an approximately 37 sq. ft. storage shed to remain within side yard lot line setbacks, front yard lot line setbacks, outside of the Towns pyramid regulations, and within jurisdiction of dune land and beach vegetation.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town Code and five variances are required for this application. Variances of 9.4' and 2.6' are required from §255-11-10 of the Town Code in order to allow the existing shed to remain 0.6' and bin to remain 7.4' from the side yard lot line where 10' setbacks are required. Variances of approximately 4.5' and 5.5' are required from §255-11-10 of the Town Code in order to allow the existing shed to remain approximately 25.5' and bin to remain approximately 24.5' from the front yard lot line where 30' setbacks are required. One variance of approximately 5.4' is required from §255-11-72D of the Town Code in order to allow the existing shed to remain outside of the Towns pyramid regulations, and any other relief necessary.

ZONING DISTRICT: B Residence AE Flood Zone, elevation 10

SEQRA CLASS: Type II

iii. George & Susan Polsky: 133 Waters Edge, Springs (SCTM#300-083-07-53.1)

SIZE/LOCATION: 46,482 sq. ft. (total), 133 Waters Edge, Springs (300-083-07-53.1)

DESCRIPTION: The in-place reconstruction of 146 linear ft. of bulkhead and 14 ft. return at the southern end, the construction of a new 14 ft. return at the northern end of the property and the construction of a beach access ladder from the bulkhead on a parcel of land containing coastal bluffs, beaches and tidal surface waters.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20 of the Town Code.

ZONING DISTRICT: A2 Residence VE velocity & X flood zones

SEQRA CLASS: Type II

iv. Henry Proto: 835 Montauk Highway, Montauk. (SCTM#300-52-1-10.3)

SIZE/LOCATION: 20,649, 835 Montauk Highway, Montauk Beach Development Corp. Map No. 1013, Montauk (SCTM#300-052-01-10.3)

DESCRIPTION: To allow a stone staircase, rock wall and gravel to remain within 100' of wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to §255-4-20 and three variances from §255-4-30 (wetland setbacks), variances of 47', 50' and 50' are required to allow existing staircases 53', an existing gravel area 50' and existing rock wall 50' from the wetlands where 100' is required, and any other relief necessary from East Hampton Town Code.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

C. Interpretations

D. Other Decisions

E. Building Permit/Certificate of Occupancy

F. Extensions of Time

- i. John Senior: 200 Cranberry Hole Road, Amagansett. (SCTM#300-152-10)**

V. MINUTES APPROVAL

Draft Minutes for June 28th, 2022.

VI. RESOLUTIONS

VII. ADJOURNMENT