



EH Town Zoning Board of Appeals

300 Pantigo Place
East Hampton, NY 11937

Laura MacPherson
Telephone: 631-324-8816

EH Town Zoning Board of Appeals meeting of October 25, 2022 East Hampton, New York

I. CALL TO ORDER

6:30 PM Meeting called to order on October 25, 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"/>	
Board Member Theresa Berger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Denise Savarese	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Joan McGivern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Assistant Attorney Hope DeLauter	<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. *Love Shack LLC: 73 Louse Point Road, Springs. (SCTM#300-083-03-11.1)*

TIME: 6:30:00 PM **APPLICANT:** Love Shack LLC

SIZE/LOCATION: 72,026 sq. ft., 73 Louse Point Road, N/A, Springs (SCTM#300-083-03-11.1)

DESCRIPTION: To reconstruct in place utilizing vinyl sheathing 205 linear feet of legally existing bulkheading on a parcel of land that contains tidal wetlands and surface waters.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to §255-4-20 of East Hampton Town Code, and any other relief necessary.

ZONING DISTRICT: A5 Residence AE Flood Zone, elevation 7 & 8

SEQRA CLASS: Type II

B. Garrett McGuinness: 142 South Fairview Avenue, Montauk. (SCTM#300-028-05-14.1)

TIME: 6:30:00 PM **APPLICANT:** Garrett McGuinness

SIZE/LOCATION: 25,429 sq. ft., 142 South Fairview Ave., Montauk Beach Development Corp. Subdivision No. 3, East Fort Pond Residential Section, Block 56, P/O Lot 5, map no.1013, Montauk (SCTM#300-028-05-14.1)

DESCRIPTION: To construct a new 420 sq. ft. swimming pool with pool equipment, fencing, 36 sq. ft. outdoor shower, and propane tank, allow the existing clearing to remain, and to resurface the existing driveway and walkways with pea-gravel and to remove and replace the existing railroad tie edging with metal.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town, and any other relief necessary.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

C. Steven and Fiona Silver: 60 Seabreeze Lane, Amagansett. (SCTM#300-175-07-28)

TIME: 6:30:00 PM **APPLICANT:** Steven and Fiona Silver

SIZE/LOCATION: 29,834 sq. ft. (total), 60 Seabreeze Lane, Gansett Dunes, Lot 30, map no. 6639, Amagansett (SCTM#300-175-07-28)

DESCRIPTION: To demolish all existing structures and to construct a 3,672 sq. ft. residence with 576 sq. ft. detached garage, 534 sq. ft. swimming pool, 44 sq. ft. pool equipment shed, approximately 6,680 sq. ft. of ground floor pool patio, approximately 2,250 sq. ft. of first and second story decking, outdoor shower, stairs, walkways, light wells, retaining walls, and a new I/A sanitary system within jurisdiction and setbacks of wetlands and on a parcel of land containing dune land and beach vegetation.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to Section 255-4-20 of the East Hampton Town Code and one variance is required for this application. One variance of 39.9' is required from §255-4-30 of the Town Code in order to construct the proposed detached garage 60.1' from freshwater wetlands where a 100' setback is required, and any other relief necessary.

ZONING DISTRICT: A Residence Zone X Flood Zone

SEQRA CLASS: Type II

D. Reed Family Trust: 177 Three Mile Harbor-Hog Creek Highway, Springs. (SCTM#300-094-01-03)

TIME: 6:30:00 PM **APPLICANT:** Reed Family Trust

SIZE/LOCATION: 21,264 sq. ft. (total), 177 Three Mile Harbor-Hog Creek Hwy, Springs (SCTM#300-094-01-03)

DESCRIPTION: To demolish two pre-existing nonconforming residences and associated structures and to construct a 2,959 sq. ft. two story residence with 638 sq. ft. of decking, swimming pool, spa, pool fence, to

reconstruct the existing dock and stairs, in-place and in-kind, and replace the existing treated timber bulkheading in-place with steel sheeting and untreated lumber within jurisdiction and setbacks of tidal wetlands and bluffs; in addition to an approximately 1,450 sq. ft. garage and guest house, walkways, new driveway, walls, new sanitary system, and associated structures located outside of Natural Resources Special Permit jurisdiction.

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. One variance of approximately 52.5' is required from §255-4-30 of the Town Code in order to construct the proposed pool fencing 48.5' from tidal wetlands where a 100' setback is required. One variance of approximately 15' from §255-4-40 is required to construct the pool fencing 35.5' from the top of bluff where a 50' setback is required, and any other relief necessary.

ZONING DISTRICT: A Residence VE velocity flood zone

SEQRA CLASS: Type II

IV. WORK SESSION

A. *Administrative Applications*

B. *Post-Hearing Decisions*

i. **Nicholas Family Trust: 16 Mudford Avenue, Springs. (SCTM#300-038-07-15)**

TIME: 6:30:00 PM **APPLICANT:** John Nicholas

SIZE/LOCATION: 115,495 sq. ft., 16 Mudford Avenue, Maidstone Acres Section A; Map No. 664, Springs (SCTM#300-038-07-15)

DESCRIPTION: To construct floating rafts for the cultivation of oysters. The project consists of floating rafts with 7-tray racks suspended beneath each raft, lantern nets suspended from rafts, and Floating Upweller Systems (FLUPSYS).

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

ZONING DISTRICT: A Residence AE Flood Zone, elevation 7

SEQRA CLASS: Type II

C. *Interpretations*

D. *Other Decisions*

i. **Bruce Bistran: 45 Private Road, Amagansett. (SCTM#300-110-02-12.16)**

To determine whether a public hearing or a modification application is needed.

E. Building Permit/Certificate of Occupancy

F. Extensions of Time

V. MINUTES APPROVAL

A. Draft Minutes of October 11th, 2022.

B. Draft Minutes of October 18th, 2022.

VI. RESOLUTIONS

***A. Jason & Jillian Hirsch: 56 Jacqueline Drive, Amagansett.
(SCTM#300-176-5-1)***

***B. Talmage Farm LLC: 464 Old Stone Highway, Amagansett
(SCTM#300-103-02-11.2)***

VII. ADJOURNMENT