



## 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 November 15, 2022 East Hampton, New York

## I. CALL TO ORDER

6:30 PM Meeting called to order on November 15, 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. *Kevin Bishop: 21 Old Stone Highway, Springs.(SCTM#300-063-05-10)*

**TIME:** 6:30:00 PM      **APPLICANT:** Kevin Bishop

**SIZE/LOCATION:** 42,125 sq. ft., 21 Old Stone Highway, N/A, Springs (SCTM#300-063-05-10)

**DESCRIPTION:** To allow the extension of a deck with gravel underneath by roughly 27 sq. ft. to be no larger than 36 sq. ft. in total, and to allow two A/C units, with gravel and screen wall to remain within 100' of tidal wetlands.

**RELIEF SOUGHT:** A Natural Resources Special Permit pursuant to §255-4-40 and three (3) variances are required from §255-4-30 (wetland setbacks), one variance of 80' and two variances of 78' are required to allow an existing deck expansion with gravel under 20' and an existing A/C unit and screen wall to remain 22' from wetlands where 100' setbacks are required, and any other relief necessary from East Hampton Town Code.

**ZONING DISTRICT:** A5 Residence AE Flood Zone, elevation 6

**SEQRA CLASS:** Type II

**B. Geoffrey Feldkamp: 11 Bayberry Lane, Amagansett. (SCTM#300-176-01-04)**

**TIME:** 6:30:00 PM      **APPLICANT:** Geoffrey Feldkamp

**SIZE/LOCATION:** 12,494 sq. ft. (total), 11 Bayberry Ln., Hampton Dunes, Lot 93, map no. 4694, Amagansett (SCTM#300-176-01-04)

**DESCRIPTION:** To reconstruct and modify approximately 1,250 sq. ft. of existing decking and to allow pool equipment to remain within rear yard lot line setbacks and within jurisdiction of beach vegetation and freshwater wetlands.

**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. Two variances of approximately 71.6' and 29' are required from §255-4-30 of the Town Code in order to allow the pool decking to be constructed 28.4' and pool equipment to remain approximately 71' from freshwater wetlands where a 100' setback is required. One variance of approximately 10.3' from §255-11-10 is required to allow the pool equipment to remain 9.7' from the rear yard lot line setback where a 20' setback is required, and any other relief necessary.

**ZONING DISTRICT:** B Residence AE Flood Zone, elevation 10

**SEQRA CLASS:** Type II

**C. Capkey Dolphin Partners, LLC: 16 Dolphin Drive, Amagansett. (SCTM#300-131-05-11)**

**TIME:** 6:30:00 PM      **APPLICANT:** Capkey Dolphin Partners LLC

**SIZE/LOCATION:** 7,417 sq ft, 16 Dolphin Lane, Montauk on the Sea, Section A, Lot 87, map no. 2438, Amagansett (SCTM#300-131-05-11)

**DESCRIPTION:** To demolish all existing structures and to construct a 2,121 sq. ft. two story residence outside of the towns pyramid regulations with second story and roof decking, walkways, new pervious driveway, A/C units and utilities, a new I/A sanitary system, and to clear approximately 936 sq. ft. of vegetation 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 two variances are required for this application. Two variances of approximately 2.25' are required from §255-11-72D of the Town Code to allow the residence to be constructed outside of the Towns pyramid regulations approximately 2.25' along the eastern and western lot lines, and any other relief necessary.

**ZONING DISTRICT:** B Residence AE Flood Zone, elevation 9

**SEQRA CLASS:** Type II

**D. C/o Britton Bistran Montauk Sunset Cottages LLC: 31 and 41 East Lake Drive, Montauk (SCTM#300-020-02-13.1 & 13.2)**

**TIME:** 6:30:00 PM      **APPLICANT:** C/o Britton Bistran Montauk Sunset Cottages

**SIZE/LOCATION:** 3.81 acres (total), 31 & 41 East Lake Drive, Montauk (SCTM#300-020-02-13.1, 13.2)

**DESCRIPTION:** To demolish all existing improvements and reconstruct 10 resort buildings (cottages) relocating 4 of them, construct a new 6,737 sq. ft. two-story residence, two sanitary systems, a 16' x 56' swimming pool, accessory buildings, grass paver parking stalls and the establishment of a grass vehicular path to the shoreline on a parcel of land containing tidal wetlands, coastal bluffs, beaches and located within the Town's jurisdiction of freshwater wetlands.

**RELIEF SOUGHT:** A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20 and variances from §255-4-30 (Minimum wetland setbacks) and § 255-4-40 (Coastal setbacks) of the Town Code. Bluff crest setback variances of 37' & 41.5' are required to allow combined "cottages 2/4/5" and its associated decking to be located 63' & 58.5' respectively, from the coastal bluff crest where a 100' setback is required. The same building requires wetland setback variances of 25' & 30' for the cottage and deck to be located 75' & 70' respectively from tidal wetlands where a 100' setback is required. "Cottage 12" also requires a 5' wetland setback variance to reduce the freshwater wetland setback of the deck from 37' to approximately 32' from wetlands.

**ZONING DISTRICT:** A Residence VE (el 10') Velocity & X flood zones

**SEQRA CLASS:** Unlisted

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

**TIME:** 6:30:00 PM      **APPLICANT:** Bruce Bistran

**SIZE/LOCATION:** 24,609 sq. ft. (total), 45 Napeague Harbor Road, N/a, Amagansett (SCTM#300-110-02-12.16)

**DESCRIPTION:** To allow the as-built conditions associated with an approximately 2,114 sq. ft. one- and two-story residence with 1st and 2nd floor decking, sanitary system and driveway on a parcel of land containing tidal and freshwater wetlands, dune land and beach vegetation.

**RELIEF SOUGHT:** To allow the as built increases of 595 sq. ft. & 901 sq. ft. of the total coverage and clearing, respectively, for an approximately 2,114 sq. ft. one- and two-story residence with 1st and 2nd floor decking, sanitary system and driveway on a parcel of land containing tidal and freshwater wetlands, dune land and beach vegetation & relief pursuant to § 255-4-20A (3) to allow the as-built driveway to encroach by approximately 4 linear ft. into the delineated wetlands.

**ZONING DISTRICT:** A2 Residence AE Flood Zone, elevation 10'

**SEQRA CLASS:** Type II

## **IV. WORK SESSION**

### ***A. Administrative Applications***

### ***B. Post-Hearing Decisions***

#### ***i. HRH Design Group LLC: 172 Cranberry Hole Road, Amagansett. (SCTM#152-01-13)***

**TIME:** 6:30:00 PM

**APPLICANT:** HRH Design Group LLC

**SIZE/LOCATION:** 318,512 sq. ft., 172 Cranberry Hole Road, Beach Hampton, Section 5; Map No. 1763, Amagansett (SCTM#300-152-01-13)

**DESCRIPTION:** To construct a 7,103 sq. ft. residence with 5,014 sq. ft. of patios and decking, a 320 sq. ft. detached gym with outdoor shower, a 648 sq. ft. detached garage, a sanitary system, a 1,250 sq. ft. swimming pool, spa, pool fence, pool equipment, gravel driveway, driveway gate, and planters on a parcel containing dune land and freshwater wetlands.

**RELIEF SOUGHT:** A Natural Resources Special Permit pursuant to Section 255-4-20 of East Hampton Town Code.

**ZONING DISTRICT:** A5 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. John Foley: 18 Three Mile Harbor Drive, East Hampton. (SCTM#300-074-02-27.1)***

**V. MINUTES APPROVAL**

***A. Draft Minutes of November 1, 2022.***

**VI. RESOLUTIONS**

***A. Sylvia Wong: 25 Surf Drive, Amagansett. (SCTM#300-174-03-4.1)***

***B. Henry L. Druker: 298 Further Lane, East Hampton (SCTM#300-189-06-11.5)***

***C. Sean & Patricia Bratches: 138 Marine Boulevard, Amagansett (SCTM#300-176-05-24)***

***D. Judy Meyers: 2 Gardiner Drive, Amagansett. (SCTM#300-174-03-29)***

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

**VII. ADJOURNMENT**