



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 December 13, 2022 East Hampton, New York

I. Call to Order

6:30 PM Meeting called to order on December 13, 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. Work Session

A. Administrative Applications:

i. Kathleen and Margaret Carley: 277 East Lake Drive, Montauk. (SCTM#300-013-01-24)

To replace and reconfigure windows and door on existing house, expand the foundation beneath an existing sunroom, enlarge an existing bathroom, add a new covered entry porch, and upgrade the sanitary system on a parcel containing tidal wetlands.

ii. Leo Welf: 50 Gloucester Avenue, Montauk. (SCTM#300-019-03-26)

To replace and reconfigure windows and door within jurisdiction of freshwater wetlands.

iii. 23 Deforest LLC: 23 Deforest Road, Montauk. SCTM#300-031-03-17)

To demolish the existing structures and construct a new 1,945 sq. ft. residence with approximately 447.5 sq. ft. deck, 105 sq. ft. balcony, new driveway, and sanitary system within jurisdiction of freshwater wetlands.

iv. Eichler & Newton: 73 Mako Lane, Amagansett. (SCTM#300-175-06-15 & 34)

To demolish the existing structures and to construct a new 2,474 sq. ft. two story residence with approximately 3,081 sq. ft. of first story, second story, and roof decking and porches, a 115 sq. ft. swimming pool, extended driveway, new sanitary system, clearing of beach vegetation, and revegetation on a parcel of land containing beach vegetation, dune land, and within jurisdiction of freshwater wetlands.

B. Post-Hearing Decisions:

i. Peter Ferrandino: 73 Surfside Avenue, Montauk. (SCTM#300-051-02-10)

SIZE/LOCATION: 11,092 sq. ft., 73 Surfside Ave., Surfside Estates, Block 360, lot 18, map no. 1690, Montauk (SCTM#300-051-02-10)

DESCRIPTION: An appeal of the Building Inspectors issuance of Building Permits 59459 and 70144.

RELIEF SOUGHT: An appeal of the Building Inspector's decision to issue certain permits pursuant to §255-8-30A (1) of the East Hampton Town Code. Appellant seeks to challenge the building Inspector's issuance of Building Permit 69459, dated 05/29/2020, and amended under Building Permit 70144, dated 07/25/2020, and further renewed on 03/07/22. The Appellant contests that the issuance of the permits were deficient in regards to the East Hampton Town Code §255-1-42A, 255-1-30B, 255-4-20, 255-11-72A & B, and 255-1- 0A.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

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

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

C. *Interpretations:*

D. *Other Decisions:*

i. Seeman and Aprea: 170 Old Montauk, Montauk. (SCTM#300-022-01-12.4)

Re-design of sanitary system to meet Town Code requirement of an I/A sanitary system.

E. *Building Permits/Certificates of Occupancies:*

F. *Extensions of Time:*

III. Minutes Approval

A. *Draft Minutes of December 6th, 2022.*

IV. Resolutions

V. Adjournment