



## 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 February 28, 2023 East Hampton, New York

## I. CALL TO ORDER

6:30 PM Meeting called to order on February 28, 2023 at Town Hall Conference Room, 159 Pantigo Road, 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. *Michael Marra: 569 Fireplace Road, Springs. (SCTM#300-095-05-39.2)*

**TIME:** 6:30:00 PM      **APPLICANT:** Michael Marra

**SIZE/LOCATION:** 22,368 sq. ft., 569 Springs Fireplace Road, Montauk View, lots 1-10 incl p/o lot 12, block 45, map no. 16, Springs (SCTM#300-095-05-39.2)

**DESCRIPTION:** To allow a lot with less than 30,000 sq. ft. of lot area to allow an affordable accessory apartment within a detached structure.

**RELIEF SOUGHT:** One variance of 7,632 sq. ft. from §255-11-63(B)(2) of the Town Code is required to allow an affordable accessory apartment within a detached structure on a parcel of land with a lot area of 22,368 sq. ft. where 30,000 sq. ft. is the minimum required, and any other relief necessary.

**ZONING DISTRICT:** B Residence Zone X Flood Zone

**SEQRA CLASS:** Type II

**B. 57 Hampton Lane LLC: 57 Hampton Lane, Amagansett (SCTM#300-174-7-19)**

**TIME:** 6:30:00 PM      **APPLICANT:** 57 Hampton Lane, LLC

**SIZE/LOCATION:** 8,000 sq. ft. (total), 57 Hampton Ln., Beach Hampton, Section 1, Block 2, Lots 70-73, map no. 1203, Amagansett (SCTM#300-174-07-19)

**DESCRIPTION:** To remove existing walkways and decking and replace with new decking, walkways, and stairs, to remove an approximately 145 sq. ft. portion of the residence, and replace it with decking, to construct an approximately 165 sq. ft. addition, raise the residence to meet FEMA first floor elevations, reconstruct an existing outdoor shower, relocate the existing driveway, and construct an upgraded sanitary system on a parcel of land containing freshwater wetlands.

**RELIEF SOUGHT:** A Natural Resources Special Permit pursuant to §255-4-20 of the East Hampton Town and four variances are required for this application. Variances of 96', 94', 93', and 83' are required from §255-4-30 of the Town Code to construct decking 4', outdoor shower, 6', walkways 7', and additions to the residence 17' from freshwater wetlands where 100' setbacks are required. One variance of 50' from §255-4-30 of the Town Code is required to allow clearing 0' 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

**C. 7 Beach Plum LLC: 7 Beach Plum Court, Amagansett. (SCTM#300-110-2-19.4)**

**TIME:** 6:30:00 PM      **APPLICANT:** 7 Beach Plum, LLC

**SIZE/LOCATION:** 40,090 sq. ft., 7 Beach Plum Court, Beach Plum Park; # 8834, Amagansett (SCTM#300-110-02-19.4)

**DESCRIPTION:** To allow ground level decking, second story decking, a walkway, and outdoor shower with slate wall, to remain within minimum dune crest setbacks on a parcel containing beach vegetation and located within the Town's jurisdiction of barrier (primary) dunes.

**RELIEF SOUGHT:** A Natural Resources Special Permit (NRSP) pursuant to §255-4-20 and two (2) variances are required. Variances from §255-4-40 (coastal setbacks) of 13.6' and 10.8' are required to allow the existing walkway to remain 86.4' and existing decking to remain 89.2' at its closest, from the dune crest where a 100' is required and any other relief necessary from East Hampton Town Code.

**ZONING DISTRICT:** A3 Residence AE Flood Zone, elevation 10'

**SEQRA CLASS:** Type II

**D. Robin Weingast: 182 Shore Drive East, Amagansett. (SCTM#300-107-1-3)**

**TIME:** 6:30:00 PM      **APPLICANT:** Robin Weingast

**SIZE/LOCATION:** 5,939 sq. ft., 182 Shore Drive East, Amagansett (SCTM#300-107-01-03)

**DESCRIPTION:** To allow the continued existence of a one-story addition, decking, an outdoor shower, 2 air conditioning units, construct a 2nd story balcony, 4' fence, new parking areas and to reconstruct and alter the roof line on a parcel of land containing primary dunes, dune land and tidal wetlands.

**RELIEF SOUGHT:** A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20, variances from §255-4-40 (Minimum wetland setbacks), § 255-4-30 (Coastal setbacks), § 255-11-10 (Table III) & § 255-11-72D (Relative Height) of the Town Code and any other relief necessary. The following variances are required: (1) & (2) 30' variances are required to allow the one-story addition to remain 70' from wetlands and to construct the 2nd story balcony 70' from wetlands where a 100' setback is required for all structures; (3) & (4) variances of 74' & 30' are required to allow the closest of the decking to remain 26' & 20' respectively from wetlands and the dune crest where 100' and 50' setbacks are required (5) an 8.8' variance is required to allow decking to remain 6.2' from the southern (side yard) lot line where a 15' side yard setback is required (6) a 42' variance is required to allow an outdoor shower to remain 58' from wetlands; (7) & (8) variances of 4' & 47' are required to allow the closest of two A/C units to remain 46' & 53', respectively, from the dune crest & wetlands; (9) an approximate 8' variance is required to allow one A/C unit to remain 2' from the southern lot line where a 10' setback is required; and (10) & (11) relative height (Pyramid) variances are required to allow the reconstructed flat roof to extend approximately 17' and 2' beyond the relative height limitation along the southern and northern lot lines, respectively.

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

**SEQRA CLASS:** Type II

## IV. WORK SESSION

### A. *Administrative Applications*

#### i. **Katherine and Euserio Perinhas Jr: 33 Springy Banks Road, East Hampton. (SCTM#300-119-02-8)**

To construct a 600 sq. ft. addition to the existing residence with an approximately 150 sq. ft. porch, approximately 42 sq. ft. deck, 64 sq. ft. hot tub, relocated shed, and an upgraded sanitary system on a parcel of land within jurisdiction of freshwater wetlands.

### B. *Post-Hearing Decisions*

#### i. **33 Mako LLC: 54 Sandcastle Lane, Amagansett (SCTM#300-152-02-28.13)**

**SIZE/LOCATION:** 33,976 sq. ft. (total), 54 Sandcastle Lane, Dunes at Napeague; # 6994, Amagansett (SCTM#300-152-02-28.13)

**DESCRIPTION:** To renovate and construct 1,038 sq. ft. of 1st & 2nd story additions onto an existing one & two-story residence, renovate an existing pool cabana, repair timber retaining walls and relocate pool equipment from within a scenic easement on a parcel of land containing dune land, beach vegetation and freshwater wetlands.

**RELIEF SOUGHT:** A Natural Resources Special Permit (NRSP) pursuant to § 255-4-20 & variances from §255-4-30 (Minimum wetland setbacks) of the Town Code and any other

relief necessary. A 66' wetland setback variance is required to allow the closest of the proposed additions to be located 34' from wetlands where a 100' setback is required.

**ZONING DISTRICT:** A2 Residence, AE el. 10' & X Flood Zones

**SEQRA CLASS:** Type II

***C. Interpretations***

***D. Other Decisions***

**i. James A Cooper Jr: 29 19th street, Springs. (SCTM#300-082-02-6.3)**

To allow a pool patio to remain 18.5' from the side yard lot line setback where 20' is required.

**ii. Gregory Zwirko: 15 Shore Drive West, Amagansett. (SCTM#300-108-02-4.2 & 4.6)**

Alteration to approved screened porch

***E. Building Permit/Certificate of Occupancy***

***F. Extensions of Time***

**i. Andrew Cohen: 161 Marine Blvd, Amagansett. (SCTM#300-176-08-17)**

Extension of a 2020 Approval.

## **V. MINUTES APPROVAL**

- A. *Draft Minutes of February 7, 2023***
- B. *Draft Minutes of February 14, 2023***

## **VI. RESOLUTIONS**

- A. *Wickapogue Realty I LLC: 391 East Lake Drive, Montauk. (SCTM#300-007-03-05)***
- B. *Matthew Guzowski: 12 Gainsboro Court, Montauk. (SCTM#300-019-04-23)***
- C. *Krishn Sharma: 39 Benson Drive, Montauk. (SCTM#300-030-01-10)***
- D. *Michael Martinsen: 38 Chapel Lane, Springs. (SCTM#300-103-07-08)***

## **VII. ADJOURNMENT**