



## 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 March 21, 2023 East Hampton, New York

## I. CALL TO ORDER

6:30 PM Meeting called to order on March 21, 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. *Bill Harron: 46 Settlers Landing Lane, East Hampton. (SCTM#300-055-08-20)*

**TIME:** 6:30:00 PM      **APPLICANT:** Bill Harron

**SIZE/LOCATION:** 20,020 sq. ft., 46 Settlers Landing Lane, Settlers Landing, Section One, lot 12, map no. 4656, East Hampton (SCTM#300-055-08-20)

**DESCRIPTION:** An appeal of the Building Inspectors determination dated January 24, 2022 concerning §255-11-67(A)(3) of the Town Code.

**RELIEF SOUGHT:** An appeal of the Building Inspector's dated January 24, 2022 concerning §255-11-67(A)(3) of the Town Code. Appellant seeks to challenge the Building Inspector's determination that the residence, as constructed, does not comply with §255-11-67(A)(3). The Appellant contests that every room is readily accessible by passage through the interior of the residence through a common entrance.

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

**SEQRA CLASS:** Type II

**B. Janice Canfield: 2 Wooded Oak Lane, East Hampton. (SCTM#300-140-1-8)**

**TIME:** 6:30:00 PM      **APPLICANT:** Janice Canfield

**SIZE/LOCATION:** 23,635 sq. ft., 2 Wooded Oak Ln., Montauk Manor No. 3, Block 18, Lots 6-15, map no.265, East Hampton (SCTM#300-140-01-8.1)

**DESCRIPTION:** To allow an existing basement window well and basement entrance to remain within scenic easement setbacks.

**RELIEF SOUGHT:** Two variances of 4.8' and 4.3' from §255-11-74(A) of the Town Code are required to allow the basement entry to remain 5.2' and window well to remain 5.7' from the scenic easement where 10' setbacks are required, and any other relief necessary.

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

**SEQRA CLASS:** Type II

**C. 29 Sanger LLC: 29 Sanger Place, Montauk. (SCTM#300-031-05-04)**

**TIME:** 6:30:00 PM      **APPLICANT:** 29 Sanger LLC

**SIZE/LOCATION:** 7,795.32 sq. ft. (total), 29 Sanger Place, Oceanside at Montauk, lot 282, map no. 2730, Montauk (SCTM#300-031-05-04)

**DESCRIPTION:** To demolish the existing residence and associated structures and to construct a 2,379 sq. ft. two story residence with lower-level grade garage, 200 sq. ft. swimming pool, decking, balconies, driveway, and sanitary system within lot line setbacks, outside of the Town's pyramid regulations, greater than the maximum allowable height, and beyond the maximum building coverage allowed.

**RELIEF SOUGHT:** Ten variances are required for this application. Variances of 9.1' and 10.4' are required from §255-11-10 of the Town Code to construct the swimming pool decking 10.9' and 9.6' from the western and eastern lot lines, respectively, where 20' setbacks are required. Three variances of 4.4', approximately 1.2', and approximately 1.4' are required from §255-11-10 of the Town Code to construct the swimming pool 15.6', 18.8' and 18.6' from the southern rear yard, eastern side yard, and western lot lines, respectively, where a 20' setbacks are required. Variances of approximately 2', 3', and 4.5', are required from §255-11-72D of the Town Code to construct the residence approximately 2' and 3' and railing approximately 4.5' outside of the pyramid line along the eastern and western property lines, respectively. One variance of 2' 11½" is required from §255-11-10 and §255-11-72B of the Town Code to construct the residence at a height of 32' 11½" where 30' is the maximum allowable in a B Residence zoning district. One variance of 21 sq. ft. is required from §255-11-10 of the Town Code to construct the residence with a lot coverage of 1,580 sq. ft. where 1,559 sq. ft. is the maximum allowable.

**ZONING DISTRICT:** B Residence AE Flood Zone, elevation 14

**SEQRA CLASS:** Type II

**D. 11 Georgia Place Montauk LLC: 11 Georgia Place, Montauk.  
(SCTM#300-019-07-32.2)**

**TIME:** 6:30:00 PM      **APPLICANT:** 11 Georgia Place Montauk, LLC

**SIZE/LOCATION:** 20,037 sq. ft., 11 Georgia Place, Montauk, Montauk Beach Development Corp. Map No. 1017, (SCTM#300-019-07-32.2)

**DESCRIPTION:** To construct an approximately 557 sq. ft. swimming pool with fencing and pool equipment, 1,016 sq. ft. patio and walkway, 320 sq. ft. trellis, 384 sq. ft. garage, and new driveway on a parcel land within jurisdiction and setbacks of freshwater wetlands.

**RELIEF SOUGHT:** A Natural Resources Special Permit (NRSP) pursuant to §255-4-20 and one area variance of 30' is needed from §255-4-30 to construct a pool fence 70' from the wetland, and any other relief necessary.

**ZONING DISTRICT:** Zone X Flood Zone

**SEQRA CLASS:** Type II

## **IV. WORK SESSION**

### **A. Administrative Applications**

**i. Christopher Watson: 180 Old Montauk Highway, Montauk.  
(SCTM#300-087-03-23)**

To construct a 594 sq. ft. second floor addition, legalize a 1,374 sq. ft. pool patio, and legalize 423 sq. ft. of constructed stairs on a parcel of land containing a coastal bluff.

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

***C. Interpretations***

***D. Other Decisions***

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

***F. Extensions of Time***

**V. MINUTES APPROVAL**

***A. Draft Minutes of March 14, 2023***

**VI. RESOLUTIONS**

***A. Mohammed Grimeh: 425 Cranberry Hole Road, Amagansett.  
(SCTM#300-128-01-32.1)***

***B. Revocable Trust of Robert E. Isaacson: 233 Gerard Drive,  
Springs. (SCTM#300-042-02-09)***

**VII. ADJOURNMENT**