



EH Town Zoning Board of Appeals

300 Pantigo Place
East Hampton, NY 11937

Brittany MacVittie
Telephone:

EH Town Zoning Board of Appeals meeting of August 25, 2020 East Hampton, New York

I. CALL TO ORDER

6:30 PM Meeting called to order on August 25, 2020 at L T V, 75 Industrial Road, Wainscott, NY.

Attendee Name	Present	Absent	Late	Arrived
Chairman John P. Whelan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Theresa Berger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vice Chairman Roy Dalene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Tim Brenneman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. CANCELLED PUBLIC HEARING:

III. SCHEDULED PUBLIC HEARINGS:

A. *Gregory Buhay*

Applicant: Gregory Buhay

Size/Location: 10,000 sq. ft., 15 Jackson Road, Montauk Beach, Map No. 1312, Montauk (300-70-4-17)

Project Description: To demolish all existing structures and construct a 2,421 sq. ft. residence, 555 sq. ft. of decking, 260 sq. ft. swimming pool, sanitary system, and driveway on a parcel of land within 150 feet of freshwater wetlands.

Relief Sought: A Natural Resources Special Permit pursuant to Section 255-4-20 and any other relief necessary from East Hampton Town Code.

Zoning District: B Residence, X Flood Zone.

SEQRA: Type II

B. *Eric Pettigrew*

Applicant: Eric Pettigrew

Size/Location: 10,940 sq. ft., 9 Private Road, Springs (300-120-1-8.1)

Project Description: To construct a two story, 1,920 (total) sq. ft. residence, 400 sq. ft. shed, sanitary system, and driveway on a parcel of land within the Towns jurisdiction of wetlands.

Relief Sought: A Natural Resources Special Permit pursuant to Section 255-4-20, three variances are required for this project, from Section 255-4-30 (Minimum wetland setbacks) and Section 255-11-72D (Pyramid Law) of the Town Code and any other relief necessary. The following variances are required: 1) a 7 foot variance is required to construct the residence 93 feet from wetlands where 100 foot setbacks are required, 2) a variance of 63 feet is required to install the sanitary system 137 feet from the wetlands where a 200 foot setback is required and 3) a variance is required to allow the residence to extend 3.9 feet beyond the relative height (Pyramid) restriction along the western lot line.

Zoning District: A Residence, X Flood Zone

SEQRA: Type II

C. Heidi Ho

Applicant: Heidi Ho

Size/Location: 11,857 sq. ft., 212 Shore Road, East Hampton Town Trustees unfiled subdivision, Amagansett (300-85-01-06)

Project Description: To raise the first floor elevation by 5.7 feet and renovate the existing 861 sq. ft. residence, reconfigure approximately 500 sq. ft. of decking, and install a sanitary system on a parcel of land containing beach vegetation.

Relief Sought: A Natural Resources Special Permit pursuant to Section 255-4-20, variances from Section 255-4-40 (minimum dune crest setbacks) of the Town Code and any other relief necessary. The following variances are required: variances of 25 feet and 33.2 feet, are required to construct the residence and decking 50 feet and 41.8 feet respectively from the dune crest where a 75 foot setback is required.

Zoning District: A5 Residence, VE velocity flood zone 12

SEQRA: Type II

D. Camila Lippe

Applicant: Camila Lippe

Size/Location: 36,049 sq. ft. 21 Bianco Road, Old House Landing Estate, Section 1, East Hampton (300-56-01-05)

Project Description: To demolish an existing 1,600 sq. ft. residence with 1,534 sq. ft. decking and hot tub, and to construct a 2,760 sq. ft. two story residence with 1,545 sq. ft. of decking, 35 sq. ft. outdoor shower, generator, cellarway, and sanitary system on a parcel of land within the towns jurisdiction of bluffs.

Relief Sought: A Natural Resources Special Permit pursuant to Section 255-4-20 of the Town Code and five variances are required for this project. Variances of 84.2 feet, 75.4 feet, 71.4 feet, 50.2 feet, and 37.8 feet from Section 255-4-40 of the Town Code (coastal setbacks) are required to construct the decking, cellarway, residence, outdoor shower, and generator 15.6 feet, 24.6 feet, 28.6 feet, 49.8 feet, and 62.2 feet, respectively, from the bluff where 100 foot setbacks are required, and any other relief necessary.

Zoning District: B Residence, X Flood Zone

SEQRA: Type II

E. *Barrie Schwartz & Patrick Hayne*

Applicant: Barrie Schwartz & Patrick Hayne

Size/Location: 25,808 sq. ft. 44 Cliff Road, Amagansett (300-173-2-17 & 18)

Project Description: To construct a 1,837 sq. ft. of additions with basement level garage, 1,393 sq. ft. of first and second story decking and porches, an approximately 720 sq. ft. swimming pool, pool fencing, an upgraded sanitary system, generator, air conditioning unit, driveway, and the clearing of approximately 1,108 sq. ft. of dune vegetation on a parcel of land containing dune land and dune 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 10 feet from Section 255-11-10 of the Town Code are required to construct the proposed swimming pool and pool decking 10 feet from the rear yard lot line where 20 foot setbacks are required, and any other relief necessary.

Zoning District: B Residence, AE 10 Flood Zone, X Flood Zone.

SEQRA: Type II

IV. WORK SESSION:

V. EXTENSION OF TIME:

VI. POSSIBLE ADMINISTRATIVE APPLICATIONS:

VII. BOARD DETERMINATIONS:

A. *Cheryl Alix*

Applicant: Cheryl Pereira-Alix

Size/Location: 0.78 acres, 6 & 8 S. Faun Street, Montauk (300-28-5-28.1, 28.6)

Project Description: To permit the construction of a quartz gravel driveway, land clearing, and the installation of a sanitary system on a parcel of land located within the town's wetland jurisdiction.

Following the end of the public comment period, public comments were submitted that were in objection to the project proceeding administratively, as originally granted. The board should discuss whether such comments warrant the need to hold a public hearing for this application.

VIII. BOARD DECISIONS:

IX. MINUTES APPROVAL:

A. *August 18, 2020 minutes*

B. *August 11, 2020 minutes*

X. RESOLUTIONS

A. *Tom DiGaetano*

Applicant: DiGaetano

Size/Location: 255 Marine Boulevard, Amagansett (300-175-7-3)