



**EH Town Zoning Board of Appeals**

300 Pantigo Place  
East Hampton, NY 11937

Brittany MacVittie  
Telephone:

**EH Town Zoning Board of Appeals meeting of October 6,  
2020  
East Hampton, New York**

**I. CALL TO ORDER**

6:30 PM Meeting called to order on October 6, 2020 at Teleconference, Various Locations, East Hampton, NY.

<b>Attendee Name</b>	<b>Present</b>	<b>Absent</b>	<b>Late</b>	<b>Arrived</b>
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:**

**A. *David Metcalf***

Applicant: David Metcalf

Size/Location: 7,062 sq. ft. 408 Marine Boulevard, Amagansett (300-177-1-16)

Project Description: To construct a 124 sq. ft. addition to the residence and a 64 sq. ft. staircase to the existing roof deck within 150 feet of a wetland on a parcel of land containing dune land. To allow existing clearing to remain within 50 feet of a wetland on a parcel containing dune land soils.

Relief Sought: A Natural Resources Special Permit (NRSP) and three variances. One variance of 4.8 feet pursuant to Section 255-4-30 (wetland setbacks) is required for an addition located at its closest 95.2 feet from the wetland where 100 feet is required. A variance of 6 feet to allow the existing clearing to remain 44 feet from the wetland where 50 feet is required. A variance of 124 sq. ft. from Section 255-2-30 for building coverage to allow 1,663 sq. ft. where 1,539 sq. ft. is the pre-existing, non-conforming and 1,412 sq. ft. is permitted on a parcel of this size, and any other relief necessary from East Hampton Town Code.

Zoning District: B Residence, AE-10

SEQRA: Type II

Scheduled for 7:10pm

### **III. SCHEDULED PUBLIC HEARINGS:**

#### **A. *Audrey & Daniel Talmage***

Applicant: Audrey & Daniel Talmage

Size/Location: 11,709 sq. ft. 61 Three Mile Harbor Road, East Hampton (300-161-1-16)

Project Description: To construct a 22.2 sq. ft. addition within side yard lot line setbacks and outside of the Towns pyramid regulations.

Relief Sought: One variance of 2.75 feet is required from Section 255-11-10 of the Town Code to construct the addition 6.7 feet from the side yard lot line where a 9.45 foot setback is required. One variance from Section 255-11-72D of the Town Code to allow the addition to extend approximately 4 feet beyond the Towns pyramid height restrictions along the southern lot line, and any other relief necessary.

Zoning District: A Residence, X Flood Zone

SEQRA: Type II

#### **B. *Martin Pedersen***

Applicant: Martin Pedersen

Size/Location: 46,501 sq. ft. 124 Navy Road, Montauk (300-26-1-12)

Project Description: To reconstruct approximately 15 linear feet of eastern bulkhead return, allow approximately 622 sq. ft. of slate patios and walkways to remain and allow a total of 850 sq. ft. of decks and landings constructed without permits to remain on a parcel of land containing coastal bluffs, beaches, and tidal wetlands.

Relief Sought: A Natural Resources Special Permit (NRSP) pursuant to Section 255-4-20 and variances from Section 255-4-30 (Minimum wetland setbacks), 255-4-40 (Coastal setbacks) and 255-11-10 (Table of Dimensional Regs.) of the Town Code and any other relief necessary. A 46.6 foot variance is required to allow the closest of the slate to remain 53.4 feet from the bluff crest where a 100 foot setback is required and an 8.3 foot variance is required to allow the slate to remain 11.7 feet from the western (side yard) lot line where a 20 foot setback is required. Variances are required to allow decking to remain seaward of the bluff crest where structures seaward of the bluff line are prohibited.

Zoning District: A Residence, VE velocity flood zone, el 14, X Flood Zone

SEQRA: Type II

**C. *Roseberry Real Estate EH LLC***

Applicant: Roseberry Real Estate EH LLC

Size/Location: 115 Waters Edge, Springs (300-83-7-3)

Project Description: To demolish the existing residence and decking, keeping the foundation, and to construct a new 1,892 sq. ft. residence over the existing foundation, a driveway, walkways, retaining walls, and a new sanitary system within jurisdiction and setbacks of bluffs and tidal wetlands.

Relief Sought: A Natural Resources Special Permit pursuant to Section 255-4-20 of the East Hampton Town Code and three variances are required for this application. Variances of 68.2 feet, 65 feet, and 46 feet are required from Section 255-4-40 of the Town Code in order to construct the residence 31.8 feet, new decking over the existing garage approximately 35 feet, and retaining walls 54 feet from the bluff crest where 100 foot setbacks are required and any other relief necessary.

Zoning District: A2 Residence, X Flood Zone, VE 12 Flood Zone

SEQRA: Type II

**IV. WORK SESSION:**

**V. EXTENSION OF TIME:**

**VI. POSSIBLE ADMINISTRATIVE APPLICATIONS:**

**VII. BOARD DETERMINATIONS:**

**VIII. BOARD DECISIONS:**

**A. *Roo Roo Properties***

**IX. MINUTES APPROVAL:**

**A. *Draft Minutes of September 29, 2020***

**X. RESOLUTIONS**