



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 15, 2020 East Hampton, New York

I. CALL TO ORDER

6:30 PM Meeting called to order on December 15, 2020 at Teleconference, Various Locations, East Hampton, 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"/>	
Board Member Edward Johann	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. CANCELLED PUBLIC HEARING:

A. *James Schainuck*

SIZE/LOCATION: 16,00 sq. ft. total, 301 Marine Boulevard, Beach Hampton Section 4, Lots 16-19, Block 7, Map no 1319, Amagansett (300-177-01-42)

DESCRIPTION: To construct 748 sq. ft. of first and second story addition, 132 sq. ft. of first and

second story decking, and an upgraded sanitary system within jurisdiction and setbacks of the dune crest, dune land, and beach vegetation

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to ?255-4-20 of the East Hampton Town Code and two variances are required for this application. Variances of 58.5? and 63.9? are required from ?255-4-40 of the Town Code in order to construct the additions 41.5? and decking 36.1? from the dune crest where 100? setbacks are required, and any other relief necessary.

ZONING DISTRICT: B Residence VE velocity flood zone

SEQRA CLASS: Type II

III. SCHEDULED PUBLIC HEARINGS:

A. *Kamil Nawratil and Pa Her*

SIZE/LOCATION: 40,665 sq. ft. total, 18 South Fisk Street, Country Club Estate, Map No. 5152, Montauk (300-028-07-22.1)

DESCRIPTION: To construct 1,445 sq. ft. of first and second story decking including a 24 sq. ft.

outdoor shower on a parcel containing freshwater wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to ?255-4-20, and one variance from wetland setbacks. One variance of 72.3? to construct the deck 27.7? from the wetland where 100? is required, and any other relief necessary from East Hampton Town Code.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

B. *Francis Hauser*

SIZE/LOCATION: 17,924.6 sq. ft., 29 South Ferncroft, South Portion of West Lake Residential Section, map no. 1016, lot 2, Montauk (300-028-03-48)

DESCRIPTION: To construct a 102 sq. ft. first story addition, 480 sq. ft. second story addition, 196 sq.

ft. of decking, a bay window, and an upgraded sanitary system on a parcel of land containing freshwater wetlands

RELIEF SOUGHT: Two variances and a Natural Resources Special Permit pursuant to ?255-4-20 of the East Hampton Town Code are required for this application. Variances of 13.6? and

11.3? from ?255-4-30 of the Town Code are required to construct the proposed

additions 86.4? and decking 88.7? from freshwater wetlands where 100? setbacks are required, and any other relief necessary.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

C. *32 Star Island Associates, LLC*

SIZE/LOCATION: 189,059 sq .ft., 32 Star Island Road, n/a, Montauk (300-006-04-9 & 16.1)

DESCRIPTION: To demolish an existing 1,373 sq. ft. porte cochere, swimming pool, pool fencing, and

brick patio and to construct a new 1,260 sq. ft. swimming pool, 3,132 sq. ft. slate pool

patio, pool fencing, a 212 sq. ft. bathroom and pool equipment addition, approximately

410 sq. ft. ADA bathroom and showfish entry, walkways, and a transformer and switch gear with fence enclosure within setbacks and jurisdiction of tidal wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to ?255-4-20 of Town code and five variances are required for this application. Variances of 90.7?, 90.7, 89.4?, 83?, 80.3? and

5? from ?255-4-30 of the Town Code are required to construct the swimming pool patio 9.3?, pool fencing 9.3?, bathroom and pool equipment addition 10.6?, relocated transformer and switch gear 17?, construct the new swimming pool 19.7?, and the ADA bathroom and showfish entry addition 95? from tidal wetlands where 100? setbacks are required, and any other relief necessary.

ZONING DISTRICT: RS- Resort Zone X Flood Zone

SEQRA CLASS: Type II

D. Donna Lennard

SIZE/LOCATION: 18,514 sq. ft., 93 Gerard Drive, Springs (300-041-02-7.1)

DESCRIPTION: To construct 1,121 sq. ft. of first and second story additions, a 847 sq. ft. of first and second story decking, 161 sq. ft. swimming pool with pool equipment, a 200 sq. ft. shed, gravel driveway, and an upgraded sanitary system on a parcel of land containing and within jurisdiction of wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to ?255-4-20 of the East Hampton Town Code is required for this application.

ZONING DISTRICT: B Residence, Zone X Flood Zone

SEQRA CLASS: Type II

IV. WORK SESSION:

V. EXTENSION OF TIME:

A. *133 Mulford LLC- 51 East Lake Drive, Montauk. sctm# 300-020-02-16*

VI. MODIFICATIONS:

A. *Neal and Anita Pilzer- 56 Three Mile Harbor Drive, East Hampton. SCTM# 300-56-05-6*

VII. POSSIBLE ADMINISTRATIVE APPLICATIONS:

A. *Cove Marina LLC- 364 West Lake Drive, Montauk. SCTM# 300-12-01-04*

Possible Administrative Review for a bulkhead reconstruction with a 5-6? height increase.

B. *Kenya Stewart- 3 Birdie Lane, East Hampton. SCTM# 300-119-05-4.1*

Possible Administrative Application- New residence and associated structures.

VIII. BOARD DETERMINATIONS:

IX. BOARD DECISIONS:

X. MINUTES APPROVAL:

A. *Draft Minutes of December 1, 2020*

B. *Draft Minutes of December 8, 2020*

XI. RESOLUTIONS

A. *Conjon II LLC- 136 Gerard Drive, Springs. SCTM# 300-41-01-17*

B. *David Pokorny- 31 Gloucester Road, Montauk. SCTM# 300-19-07-14.1*

C. *Martin Pedersen- 124 Navy Road, Montauk. SCTM# 300-26-01-12*

D. *Audrey and Daniel Talmage- 61 Three Mile Harbor Road, East Hampton. SCTM# 300-161-1-16*

E. *Promise Productions LLC- 8 Bay Inlet Road, Springs. SCTM# 300-23-01-19*

F. *Megron- 45 South Euclid Avenue, Montauk. SCTM# 300-49-03-16*

G. *Mann- 30 Maidstone Dr, Amagansett. SCTM# 300-174-04-25*