



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 January 12, 2021 East Hampton, New York

I. CALL TO ORDER

6:30 PM Meeting called to order on January 12, 2021 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. EXECUTIVE SESSION

To discuss procedural issues and litigation.

III. CANCELLED PUBLIC HEARINGS

A. *East Hampton Gerard Point, LLC*

TIME: 6:30:00 PM or soon thereafter

SIZE/LOCATION: 48,327 sq. ft. (total), 22 Shore Rd., Montauk on the Sea, Sec. A, Map # 2438, Amagansett (SCTM#300-131-08-07)

DESCRIPTION: To construct a 3,165 sq. ft. two story residence with attached garage, retaining walls, 1,397 sq. ft. of decking and covered decking, a 336 sq. ft. swimming pool, a 319 sq. ft. second story veranda, new sanitary system, drywells, an approximately 1,100 sq. ft. driveway, lower-level garage, and to clear approximately 13,676 sq. ft. of beach vegetation within the Towns jurisdiction of dunes and beach vegetation.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to 255-4-20 of the East Hampton Town Code is required for this application, and any other relief necessary.

ZONING DISTRICT: B Residence VE 17 Flood Zone, AE 10 Flood Zone

SEQRA CLASS: Type II

IV. SCHEDULED PUBLIC HEARINGS

A. *Ronald Lauder*

TIME: 6:30:00 PM or soon thereafter

SIZE/LOCATION: 132,913 sq. ft. (total), *118 Beach Lane, Wainscott (SCTM# 300-202-02-07)*

DESCRIPTION: To construct 1,290 sq. ft. elevated one-story residence with 515 sq. ft. of elevated decking, 671 sq. ft. of roof decking, a sanitary system and driveway on a parcel of land containing freshwater wetlands, barrier dunes, beaches and beach vegetation.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to 255-4-20 and variances from 255-4-30 (Minimum wetland setbacks), 255-4-40 (Minimum coastal setbacks) of the Town Code and any other relief necessary. Primary (barrier) dune crest setback variances of (1) 11' & (2) 15' are required to construct the residence 89' & 85' respectively from the dune crest where a 100' setback is required. The following wetland setback variances are required: (3) & (4) variances of 41.8' & 45.8' are required to construct the residence and decking 58.2' & 54.2' respectively from wetlands where a 100' setback is required; (5) a 127.6' variance is required to install the sanitary system 72.43' from wetlands where a 200' setback is required & (6) a 25' variance is required to allow land clearing 25' from wetlands where a 50' setback is required.

ZONING DISTRICT: A2 Residence VE Flood Zones, el. 18' & 19'

SEQRA CLASS: Type II

B. *Lawrence Jacobs*

TIME: 6:30:00 PM or soon thereafter

SIZE/LOCATION: 93,424 sq. ft., *1074 Springs Fireplace Road, Springs (SCTM#300-039-14-13.1)*

DESCRIPTION: To construct an 830 square foot two story addition within side yard setbacks.

RELIEF SOUGHT: One variance of 6.3' from 255-11-10 (Dimensional Regulation) for the addition to be 23.7' from the northern side yard lot line where 30' is required.

ZONING DISTRICT: A5 Residence Zone X Flood Zone

SEQRA CLASS: Type II

V. WORK SESSION

A. Administrative Applications

B. Post-Hearing Decisions

i. Henry Proto- 835 Montauk Hwy, Montauk. SCTM# 300-52-01-10.3

Size/Location: 20,649 sq. ft., 835 Montauk Highway, Montauk Beach Development Corp.

Map No. 1013, Montauk (SCTM#300-52-1-10.3)

Description: To allow a stone staircase and rock wall to remain within 100 feet of wetlands, and to construct a fence of varying heights within 100 feet of a wetland.

Relief Sought: A Natural Resources Special Permit (NRSP) pursuant to Section 255-4-20 and three variances from Section 255-4-30 (wetland setbacks), variances of 47 feet and 50 feet are required to allow an existing staircase and existing rock wall to remain 53 feet and 50 feet from the wetlands where 100 feet is required and one variance of 50 feet is required to allow the construction of a 6-foot fence 50 feet from the wetlands, where 100 feet is required, and any other relief necessary from the East Hampton Town Code.

Zoning District: B Residence Zone, X Flood Zone

SEQRA Class: Type II

C. Interpretations

D. Other Decisions

- i. Mansley-305 Shore Road Amagansett 300-84-3-11
- ii. Nigel Curtiss- 393 Cranberry Hole Rd, Amagansett. SCTM# 300-1-8.1-28.2
- iii. Neal and Anita Pilzer- 56 Three Mile Harbor Drive, East Hampton. SCTM# 300-056-05-06
- iv. Tom DiGaetano- 255 Marine Blvd, Amagansett. SCTM# 300-175-7-3
- v. Roseberry Real Estate EH LLC- SCTM# 300-83-07-3

E. Building Permit/Certificate of Occupancy

- i. 39 Hoppin LLC- 39 Hoppin Ave, Montauk. SCTM# 300-031-02-02

C.O. Request

F. Extensions of Time

- i. Carilli- 30 North Surfside Ave, Montauk. SCTM# 300-29-1-18.8

VI. MINUTES APPROVAL

- A. *Draft Minutes of December 15, 2020*

VII. RESOLUTIONS

- A. *David Pokorny- 31 Gloucester Ave, Montauk SCTM# 300-19-07-14.1*
- B. *Audrey and Daniel Talmage- 61 Three Mile Harbor Rd, East Hampton SCTM# 300-161-1-16*

VIII. ADJOURNMENT