



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 February 9, 2021 East Hampton, New York

I. Call to Order

6:30 PM Meeting called to order on February 9, 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. Work Session

A. Administrative Applications:

i. Turner and Minard: 35 Deerfield Ln, Amagansett. SCTM# 300-175-06-31

To replace the existing decking, in-place in-kind, within jurisdiction of freshwater wetlands.

B. Post-Hearing Decisions:

i. Louise Fischer and Philip Bruno

Size/Location: 28, 492 sq. ft. 116 Old West Lake Drive, Montauk (SCTM# 300-20-5-9)

Description: To allow and to construct 945 linear feet of fencing, two pillars, and a driveway gate, 3 sq. ft. addition to the existing pool enclosure, and a 20 sq. ft. grill within jurisdiction and setbacks of freshwater wetlands.

Relief Sought: A Natural Resources Special Permit pursuant to Section 255-4-20 of the East Hampton Town Code and 3 variances are required for this application. Variances of 100 feet, 30 feet, and 1 foot are required from Section 255-4-30 of the Town Code to allow existing and construct fencing 0 feet, and to construct pillars and a gate 70 feet, and the pool enclosure addition 99 feet, respectively, from freshwater wetlands where 100-foot setbacks are required, and any other relief necessary.

Zoning District: A2 Residence, X Flood Zone

SEQRA: Type II

ii. 80 Firestone Road LLC

Size/Location: 48,478 sq. ft. (total) 80 Firestone Road, Montauk (SCTM# 300-17-01-05)

Description: To demolish four motel units and construct four new 600 sq. ft. detached resort units, each with basements, 578 sq. ft. patios, 668 sq. ft. roof decks and hot tubs and to construct a 4 ft. X 36 ft. staircase to the shoreline on a parcel of land containing coastal bluffs, beaches, tidal wetlands, and located within the Towns jurisdiction of freshwater wetlands.

Relief Sought: A Natural Resources Special Permit (NRSP) pursuant to Section 255-4-20 of the Town Code to construct a staircase down the bluff face and variances from Section 255-11-88 (Additional rules for particular principal and accessory uses) of the Town Code and any other relief necessary to allow four (4) separate resort units where all transient motel units are required to be located within multiple-unit structures.

Zoning District: RS-Resort VE velocity flood zone, el. 12, X flood zone

SEQRA: Unlisted

iii. Marcelo Rubinsky & Gabrielle Grimstein

Size/Location: 31,430 sq. ft., 54 Bucks Path, Map of Spring Hollow at Northwest Section 2, Map No: 6282, East Hampton (SCTM# 300-118-1-24.15)

Description: To allow an approximately 1,250 sq ft. pool deck and 450 sq. ft. pool patio to remain within rear yard setbacks.

Relief Sought: Variances of 5 feet and 3 feet are required from Section 255-11-10 (rear yard setbacks) for the decking and patio to remain 15 feet and 17 feet respectively from the rear yard lot line where 20 feet is required, and any other relief necessary.

Zoning District: A Residence Zone X Flood Zone

SEQRA: Type II

iv. Adam Rosen

Size/Location: 61, 029 sq. ft. 24 Alewife Brook Road, Hands Creek Development, lot 44 map no. 2962, East Hampton (SCTM# 300-73-1-20.1)

Description: To allow an existing swimming pool patio to remain within side yard lot line setbacks.

Relief Sought: One variance of 20 feet from Section 255-11-10 of the Town Code is required to allow the existing pool patio to remain 10 feet from the side yard lot line where a 30-foot setback is required, and any other relief necessary.

Zoning District: A Residence Zone, X Flood Zone

SEQRA: Type II

v. Eric Huang & Tanja Norwood

Size/Location: 58,028.73 sq. ft. 38 Harding Road, Minor Subdivision of Mary & Michael Marmorowski, map no. 11877; Montauk (SCTM# 300-068-04-3.1)

DESCRIPTION: To construct a 1,600 sq. ft. pervious gravel driveway with retaining wall, drywell, and mulch path within jurisdiction and setbacks of freshwater wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to Section 255-4-20 of the East Hampton Town Code and one variance is required for this application. One variance of 19.6 feet is required from Section 255-4-30 of the Town Code in order to construct the retaining wall 80.4 feet where a 100-foot setback is required, and any other relief necessary.

ZONING DISTRICT: A and B Residence Zone X Flood Zone

SEQRA CLASS: Type II

C. Interpretations:

D. Building Permits/Certificates of Occupancies:

E. Other Decisions:

i. **Roseberry Real Estate EH LLC- 115 Waters Edge, East Hampton. SCTM# 300-83-07-03**

ii. **Hampton Waters Property Owners Association- Island Rd, East Hampton. SCTM# 300-93-3-2.1**

F. Extensions of Time:

i. **Irving Paler: 124 Beach Lane, Wainscott. SCTM# 300-202-02-8.2, 8.1, 9**

III. Minutes Approval

Draft Minutes of January 26th, 2021

IV. Resolutions

A. *Jonathan Ende: 11 Industrial Rd, Montauk. SCTM# 300-27-3-13*

B. *Irving Paler: 124 Beach Lane, Wainscott. SCTM# 300-202-02-8.2, 8.1, 9*

C. *Selman Rosen Family Trust LLC: 49 Sandpiper Lane, Amagansett. SCTM# 300-177-01-32*

V. EXECUTIVE SESSION

To discuss litigation