



EH Town Zoning Board of Appeals

300 Pantigo Place
East Hampton, NY 11937

Kyle Vorpahl
Telephone: 631-324-8816

**EH Town Zoning Board of Appeals meeting of March 23, 2021
East Hampton, New York**

I. CALL TO ORDER

6:30 PM Meeting called to order on March 23, 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. CANCELLED PUBLIC HEARING

III. SCHEDULED PUBLIC HEARINGS

A. Tuthill Road LLC

TIME: 6:30:00 PM **APPLICANT:** Tuthill Road LLC

SIZE/LOCATION: 34,154 sq. ft. to tie line, 88 Fleming Road, n/a, Montauk (SCTM# 300-017-1-13 & 14.2)

DESCRIPTION: To allow an existing 65 linear feet of split rail fence to remain, and to construct an additional 30 linear feet of split rail fencing within 75' of a bluff.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) and two variances from §255-4-40 (coastal setbacks) are required. One variance of 65' is required to allow an existing split rail fence to remain 10' from a bluff crest where 75' is required, one variance of 72.5' is required to construct a split rail fence 2.5' from the bluff where 75' 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. 15 Crooked Hwy LLC**REHEARING TO CONSIDER MODIFICATION OF 07/02/2013 DETERMINATION****TIME:** 6:30:00 PM **APPLICANT:** 15 Crooked Hwy LLC**SIZE/LOCATION:** 139,346 sq. ft., 15 Crooked Hwy, East Hampton (SCTM# 300-112-01-02.5)

DESCRIPTION: To allow the as built conditions of a 7,298 sq. ft. two story residence with 3,157 sq. ft. underground parking, 1,635 sq. ft. of finished basement, concrete driveway ramp, and 3,120 sq. ft. of 1st and 2nd story decking on a parcel of land containing freshwater wetlands where the Zoning Board approved the construction of 7,678 sq. ft. residence, swimming pool and sanitary system.

RELIEF SOUGHT: A modification of the Zoning Board's Natural Resources Special Permit Determination filed 07/02/13 (Modified 07/13/13). The closest structure has been constructed 100.6' from wetlands. The sanitary system and swimming pool have been constructed 202' and 159', respectively, from wetlands.

ZONING DISTRICT: A3 Residence Zone X Flood Zone**SEQRA CLASS:** Type II**C. Anthony Giaccone****TIME:** 6:30:00 PM **APPLICANT:** Anthony Giaccone**SIZE/LOCATION:** 30,317 sq. ft., 61 Seabreeze Lane, Gansett Dunes, Map No. 6639, Amagansett (SCTM# 300-175-07-10)

DESCRIPTION: To allow a partially existing garage, deer fencing and gate to remain located on a parcel containing duneland and to allow an existing deer fence to remain within 100' of a wetland.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-40 and one variance from §255-4-30 (wetland setbacks). One variance of 20' is required to allow the existing deer fence to remain located approximately 80' at its closest from the wetland where 100' is required, and any other relief necessary from East Hampton Town Code.

ZONING DISTRICT: A Residence, Zone X Flood Zone**SEQRA CLASS:** Type II**D. Sands Capital Holdings LLC****TIME:** 6:30:00 PM **APPLICANT:** Sands Capital Holdings, LLC**SIZE/LOCATION:** 28,441 sq. ft. and 29,225 sq. ft., 183 and 189 Marine Boulevard, Beach Hampton

Section 2 lots 4-17, map no 1283, Amagansett (SCTM# 300-176-08-23 & 300-176-08-22)

DESCRIPTION: To reconfigure the lot lines of two parcels by transferring 10,692 sq. ft. of lot area from

Lot 1 (SCTM# 300-176-8-23) to Lot 2 (SCTM# 300-176-8-22). This would allow for an existing 1,309 sq. ft. two-bedroom cottage currently on Lot 1 to be situated on Lot 2.

RELIEF SOUGHT: A variance from section 255-2-45 A (1) of the Town Code whereas a maximum number of one use is permitted on a residential property and Lot 2 (SCTM# 300-176-8-22, 183 Marine Boulevard) is proposed to contain two single-family residence uses.

ZONING DISTRICT: B Residence VE velocity flood zone

SEQRA CLASS: Type II

IV. WORK SESSION

- A. *Administrative Applications***
- B. *Post-Hearing Decisions***
- C. *Interpretations***
- D. *Other Decisions***
- E. *Building Permit/Certificate of Occupancy***
- F. *Extensions of Time***

V. MINUTES APPROVAL

- A. *Draft Minutes of March 9th 2021***
- B. *Draft Minutes of March 16th 2021***

VI. RESOLUTIONS

- A. *Kamil Nawratil and Pa Her: 18 South Fisk St, Montauk. SCTM# 300-028-07-22.1***
- B. *32 Star Island Associates LLC: 32 Star Island Rd, Montauk. SCTM# 300-006-04-9 & 16.1***

VII. ADJOURNMENT

VIII. Executive Session

To discuss litigation