



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 9,
2018
East Hampton, New York**

I. CALL TO ORDER

6:30 PM Meeting called to order on January 9, 2018 at Town Hall Meeting Room, 159 Pantigo Road, 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"/>	
Board Member Roy Dalene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member Cate Rogers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Board Member David Lys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. WORK SESSION:

III. BOARD DETERMINATIONS:

A. *Scheer*

SCTM# 300-20-3-16

28 East Lake Drive, Montauk

Letter from Joel Halsey - asking a Certificate of Occupancy be issued prior to completion of driveway

IV. BOARD DECISIONS:

A. *New Cingular Wireless*

SIZE/LOCATION: 169,681 sq. ft., 2000 Montauk Highway, Montauk (300-015-01-09)

DESCRIPTION: To locate a total of nine (9) panel antennas with three (3) sectors containing three (3)

antennas each mounted on the face of the fire control tower, a GPS unit to be mounted to the top of the tower, with all other electrical equipment to be situated in the interior of the tower.

RELIEF SOUGHT: A use variance from section 255-2-11 of the Town Code along with any other relief

necessary.

ZONING DISTRICT: PC: Parks & Conservation, Zone X Flood Zone

SEQRA CLASS: Type I

B. Thomas Wandzilak

SIZE/LOCATION: 2,823 sq. ft., 826 East End Dr. Unit 826, Map No. 80; Montauk Shores Condominium

Unit 826, Montauk (300-321-01-226)

DESCRIPTION: To replace existing 463 sq. ft. manufactured home and decking with a new 925 sq. ft.

manufactured home and new decking and to relocate an existing 63 sq. ft. shed on a parcel within 150 ft. of freshwater wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit pursuant to ?255-4-20 and three variances from 255-4-30 (Wetland setbacks). A 82.4 ft., a 83.9 ft. and a 70 ft. variances are required to respectively relocate a shed, install a mobile home, and a deck 17.6 ft., 16.1 ft., and 30 ft. from the freshwater wetlands where a minimum 100 ft. setback is required.

ZONING DISTRICT: RS- Resort, Zone X Flood Zone

SEQRA CLASS: Type II

C. Nancy Mack

SIZE/LOCATION: 111,461.6 sq. ft. (total), 132 Navy Road, N/A, Montauk (300-026-01-9.1)

DESCRIPTION: To construct 1,572 sq. ft. of additions, a 513 sq. ft. covered porch, a 580 sq. ft. northern patio, a 690 sq. ft. southern patio, a 300 sq. ft. southern covered porch, and a 180 sq. ft. roof deck on a parcel of land with bluffs.

RELIEF SOUGHT: A Natural Resources Special Permit and two variances from 255-4-40 (coastal setbacks) pursuant to ? 255-4-20 of the Town Code and any relief necessary. Variances of 78.6 ft. and 56 ft. to respectively construct the deck and residential addition 72.4 ft. and 94 ft. from the bluff crest where a minimum 150 ft. setback is required.

ZONING DISTRICT: A Residence Zone X Flood Zone, VE 12 Velocity Flood Zone

SEQRA CLASS: Type II

D. William Shea

SIZE/LOCATION: 10,128 sq. ft. (total), 65 Beach Avenue, Beach Hampton, Section 3, block 3, lots 20-22,

map # 1287, Amagansett (300-177-01-22)

DESCRIPTION: To construct a 450 sq. ft. swimming pool with approximately 250 sq. ft. of pool patio and walkway within jurisdiction and setbacks of freshwater wetlands and dune vegetation.

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 16 and 20 are required from 255-4-30 of the Town Code to construct the swimming pool 84 and pool patio 80 from freshwater wetlands where 100 setbacks are required, and any other relief necessary.

ZONING DISTRICT: B Residence AE Flood Zone, elevation 10

SEQRA CLASS: Type II

V. MINUTES APPROVAL:

A. December 19th 2018

Approval of Minutes

VI. RESOLUTIONS