



**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 13,  
2018  
East Hampton, New York**

**I. CALL TO ORDER**

6:30 PM Meeting called to order on February 13, 2018 at Town Hall Meeting Room, 159 Pantigo Road, East Hampton, NY.

<b>Attendee Name</b>	<b>Present</b>	<b>Absent</b>	<b>Late</b>	<b>Arrived</b>
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"/>	

**II. SCHEDULED PUBLIC HEARINGS:**

**A. 278 LLC & Further Lane Homeowners Assoc. LLC**

TIME: 6:30:00 PM APPLICANT: 278 LLC & Further Lane Homeowners Assoc., LLC

SIZE/LOCATION: 12.07 acres (total), 264 & 266 Further Lane, East Hampton (300-189-06-14.02, 14.06) DESCRIPTION: To construct a 4 x 659 elevated walkway to the beach on a parcel of land containing barrier dunes, beaches, dune land, beach vegetation and freshwater wetlands.

RELIEF SOUGHT: A Natural Resources Special Permit (NRSP) pursuant to 255-4-20 of the Town Code.

The walkway has been proposed 100 from freshwater wetlands and is proposed to terminate 21 seaward of the barrier (primary) dune crest.

ZONING DISTRICT: A5 Residence AE, VE and X Flood Zones

SEQRA CLASS: Type II

Public Hearing held - 09/19/2017

Public Hearing scheduled - 1/16/18

**III. WORK SESSION:**

**IV. EXTENSION OF TIME:**

**V. POSSIBLE ADMINISTRATIVE APPLICATIONS:**

**A. *Thomas Schnepf***

SCTM# 300-51-1-4

28 Seaview Avenue

Montauk

Request for a Natural Resources Special Permit for a pool, fence and sanitary system within jurisdiction

**VI. BOARD DETERMINATIONS:**

**VII. BOARD DECISIONS:**

**A. *Richard Pollack Trust***

SIZE/LOCATION: 12,351 sq. ft., 45 Sherrill Road, East Hampton (300-186-02-14)

DESCRIPTION: To construct a 120 sq. ft. golf cart garage within side yard lot line setbacks and

outside the maximum allowable lot coverage.

RELIEF SOUGHT: One variance of 2.5 is required from 255-11-10 of the Town Code to construct the

garage 12.5 from the side yard lot line where a 15 setback is required. One variance of 90 sq. ft. from 255-11-10 of the Town Code is required to have 2,560 sq. ft. of Lot Coverage where 2,470 sq. ft. is the maximum allowable, and any other relief necessary.

ZONING DISTRICT: B Residence Zone X Flood Zone

SEQRA CLASS: Type II

**B. Adam Freed**

SIZE/LOCATION: 23,763 sq. ft., 30 Woodpink Drive, Settlers Landing: Section Three, Lot No. 246, Map No. 5304, East Hampton (300-055-05-11)

DESCRIPTION: To allow an approximately 144 sq. ft. greenhouse to remain within rear yard setbacks and outside of the Town's pyramid restrictions.

RELIEF SOUGHT: A variance from 255-11-10 (Table III) and any other relief necessary. The following variances are required: A 2.8 variance is required to allow the greenhouse to remain 7.2 from the northern (rear) lot line where a 10 setback is required.

ZONING DISTRICT: B Residence, X Flood Zone

SEQRA CLASS: Type II

**C. William T. Bailey III**

SIZE/LOCATION: 7,021 sq. ft. (total), 71 Navy Road, Montauk (300-027-02-7.1)

DESCRIPTION: To raise the existing residence from approximately elevation 7.6 to elevation 12 and to construct additions of 52 sq. ft. and 19.11 sq. ft. within jurisdiction of freshwater wetlands, outside the town's pyramid line, and within side yard lot line setbacks.

RELIEF SOUGHT: Four 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 4.10 and approximately 18.9 from 255-11-72D of the Town Code are required to allow the western addition and raise the existing residence to be 4.10 and 18.9 outside of the Town's pyramid regulations along the western side yard and southern rear yard lot lines. One variance of 35 from 255-4-30 is required to allow the additions to be constructed approximately 65 from freshwater wetlands where a 100 setback is required. One variance of 3.73 is required from 255-11-10 to construct the western addition 11.27 from the western side yard lot line where a 15 setback is required, and any other relief necessary.

ZONING DISTRICT: A Residence AE Flood Zone, elevation 10

SEQRA CLASS: Type II

7/18/2017

**D. Jay P. Shapiro**

SIZE/LOCATION: 75,125 sq. ft., 6 Lighthouse Road, Lighthouse Landing at Northwest Harbor, lot 2, Map no. 6696, East Hampton (300-054-02-02)

DESCRIPTION: To allow an existing garage to remain outside of the Town's pyramid regulations.

RELIEF SOUGHT: One variance of 5.8 is required from 255-11-72D of the Town Code to allow the existing garage to remain 5.8 outside of the Town's pyramid regulations, and any

other relief necessary.

ZONING DISTRICT: A2 Residence Zone X Flood Zone

SEQRA CLASS: Type II

## **VIII. MINUTES APPROVAL:**

### **A. *February 6th 2018***

## **IX. RESOLUTIONS**