

Zoning Board of Appeals

June 9, 2023

11:00 a.m.

LTV Studios

75 Industrial Road

Wainscott, NY

Those present were:

John L. McGuirk III, Chairman

James H. McMullan, Vice Chairman

Philip O'Connell, Member

Joseph B. Rose, Member

Andrew Baris, Member

Abigail Lamb FitzSimons, Alternate Member

Lisa Perillo, Village Attorney

Thomas Preiato, Village Building Inspector

Billy Hajek, Village Planner

Leonard I. Ackerman, Attorney on behalf of Nichols Ocean LLC

Thomas Crouch, Attorney on behalf of Mark K. Webb

Russell DiGate and Norean R. Sharpe, Applicants

Charles Bowman, Land Use Ecological Services on behalf of Skylight East LLC

Alexander Balsam, Attorney on behalf of the Jewish Center of the Hamptons

Rabbi Josh Franklin, 50 Woods Lane, Jewish Center of the Hamptons

Richard Dattner, Architect on behalf of the Jewish Center of the Hamptons

Alex Bluedorn, Landscape Architect on behalf of the Jewish Center of the
Hamptons

Mike Brody, Crescendo Designs on behalf of the Jewish Center of the Hamptons

Debbie Buell, 22 Borden Lane, Neighbor of the Jewish Center of the Hamptons

Jameson McWilliams, Attorney on behalf of Debbie Buell and Charles Henry and
Madelaine Haberman and Michael Sprung

Robert Petrozzo, 20 Woods Lane, Neighbor of the Jewish Center of the Hamptons

Allen Towfigh, 20 Borden Lane, Neighbor of the Jewish Center of the Hamptons

Kristen Frank, 26 Woods Lane, Neighbor of the Jewish Center of the Hamptons

Michael Sprung, 24 Borden Lane, Neighbor of the Jewish Center of the Hamptons

Pamela J. Bennett, Village Clerk

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Chairman McGuirk called the meeting to order at 11:00 a.m. and thanked LTV Studios for hosting the Board's meetings.

MINUTES

Upon motion of Joseph B. Rose, duly seconded by Philip O'Connell, the minutes of **May 12, 2023**, were unanimously approved.

DETERMINATION

**Christopher Jaeger and Phoebe Simmer – 9 Sag Harbor Road –
SCTM #301-2-3-10**

Upon motion of Joseph B. Rose, duly seconded by James H. McMullan, the request to convert a garage to a pool house and to legalize a patio is approved with conditions.

John L. McGuirk III – Aye
James H. McMullan – Aye
Philip O'Connell – Aye
Joseph B. Rose – Aye
Abigail FitzSimons – Aye

DETERMINATION

Apauogue 72 LLC – 72 Apauogue Road – SCTM #301-12-6-9

Upon motion of James H. McMullan, duly seconded by Abigail FitzSimons, the request to make alterations to a preexisting nonconforming house that exceeds the maximum height limits and number of stories is approved.

John L. McGuirk III – Aye
James H. McMullan – Aye
Philip O'Connell – Aye
Abigail FitzSimons – Aye

DETERMINATION

David and Jennifer Hammond – 11 Pondview Lane – SCTM #301-9-1-9.4

Upon motion of Joseph B. Rose, duly seconded by Abigail FitzSimons, the request to allow coverage to exceed the maximum allowable limit is approved.

John L. McGuirk III – Aye

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Philip O'Connell – Aye
Joseph B. Rose – Aye
Andrew Baris – Aye
Abigail FitzSimons – Aye

DETERMINATION

CG85 LLC – 104 Georgica Close Road – SCTM #301-7-4-14.2

Upon motion of Joseph B. Rose, duly seconded by James H. McMullan, the request to make alterations to the existing residence, construct additions, reconstruct an existing tennis court, construct a swimming pool, pool house, sanitary system and drainage structures and to remove phragmites is approved with conditions.

John L. McGuirk III – Aye
Philip O'Connell – Aye
Joseph B. Rose – Aye
Andrew Baris – Aye
Abigail FitzSimons – Aye

DETERMINATION

Guild Hall of East Hampton – 158 Main Street – SCTM #301-8-5-3

Upon motion of Joseph B. Rose, duly seconded by Abigail FitzSimons, the request to make alterations to an existing theater use and construct two additions is approved.

Philip O'Connell – Aye
Joseph B. Rose – Aye
Andrew Baris – Aye
Abigail FitzSimons – Aye

WITHDRAWN

50 East Hollow LLC – 50 East Hollow Road – SCTM #301-8-10-42

This application has been withdrawn.

A D J O U R N M E N T

Maidstone Club Inc. – 50 Old Beach Lane – SCTM #301-9-5-22

Application adjourned until the Board's July 14, 2023 meeting.

O R I G I N A L H E A R I N G

Nichols Ocean LLC – terminus of Nichols Lane – SCTM #301-13-11-12

Chairman McGuirk called the hearing to order at 11:05 a.m. and the Public Notice, as duly published in the East Hampton Star, was read.

Application of Nichols Ocean LLC, SCTM#301-13-11-12, for Area Variances from Chapter 278, Zoning, Chapter 101, Coastal Erosion Hazard Areas, and Chapter 124, Preservation of Dunes, to legalize the enlargement of a deck. A Variance and Coastal Erosion Hazard Area permit is requested pursuant to Sections 101-7, 101-9.B., and 101-19 to legalize the enlargement of a deck within the Coastal Erosion Hazard Area. A 2-foot variance from Section 278-3.A.(5)(b) is required to legalize the enlargement of a deck located 8 feet from a side yard lot line where the required side yard setback is 10 feet. Variances are requested from Section 124-5 and to legalize the expansion of a deck located predominantly seaward of the 100-foot setback from the 15-foot contour and entirely seaward of the 150-foot setback from the edge of beach where disturbance and structures are prohibited within 100 feet of the 15-foot contour or within 150 feet of the edge of beach. The subject property is 10,095 square feet in size and is located at the terminus of Nichols Lane with frontage on the Atlantic Ocean beach. The property is located in Residence District R-160 and this project is classified as a Type II Action in accordance with SEQR.

Leonard I. Ackerman Esq. appeared on behalf of the applicant; no additional material was submitted into the record; no one appeared in opposition. Mr. Ackerman presented the Board with a historical footnote that from 1971 to 1989, Bob Dylan lived in the house and wrote the very famous album Desire. Mr. Ackerman stated that the property was owned by the Russell family from 1987, was sold in 2023 to the owners of 128 Lily Pond Lane for access to the ocean, and is a unique piece of property because it has no habitable space in terms of electric and no water. The Board has a restoration plan which had been amended pursuant to Village Planner Hajek's comments. The proposed revegetation work

will be done in accordance with the Department of Environmental Conservation. There will be no change to the character of the neighborhood; the deck has existed since 1988 and was built at a time when Coastal Erosion and DEC regulations did not require permitting, however, the expansion was presumably made by the predecessor in title who surmised that he no longer needed a permit notwithstanding the change in the law. There is no feasible alternative without severe damage to the environment. There is not going to be a change in the character of the neighborhood; this is not visible from the shore; nothing will be added to it but just making it compatible with current DEC regulations. The relief requested is to restore, and the mitigation is the revegetation plan. The visibility issue is very important, as was pointed out in the Hamptons Residence LLC determination; this improvement is not visible from the shore. The application is self-created although not by the current applicant.

Member Rose stated that Mr. Ackerman referred to Bob Dylan having lived on the property and asked if there was a home. Mr. Ackerman said no, not on this property. Member Rose asked for a history of the subject property. Mr. Ackerman stated that the parcel was created before Zoning, was carved out from the end of Nichols Lane, and was created by deed before Zoning and Planning. Member Rose reiterated that when the applicant purchased, it never had a residence, never had construction other than the deck, and it was purchased by the current applicant for a private beach access in 2023 which is unbuildable. Mr. Ackerman stated that that is correct. Member Rose asked if this will be the only application and use of this property by the applicant. Mr. Ackerman stated that that is correct.

Chairman McGuirk stated that Nichols Lane was a private road for a long time. Village Planner Hajek stated that he believed so. Vice Chairman McMullan questioned whether this is a single and separate parcel. Village Planner Hajek said yes. Mr. Ackerman stated that the house to the north was the Dylan house which became the Nichols house, and when this lot was created, it was basically deeded off between Icahn and Ford and informed Member Rose that you cannot build there. Member Rose asked if the applicant would be prepared to submit a letter or covenant that there is no intent to build an additional structure or septic. Mr. Ackerman stated that the applicant has no intention at the present time and does not believe they could go to the Building Department for some substantial variance request; the present intent is to use it as it has been used since it was created and feels it is burdensome to anticipate a future use. Member Rose

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stated that he understands an application would be required for any additional work, but it is important in the consideration of the variance. The consequence of granting the retroactive authorization for what is already there is within the context of the overall character of the area; hypothetically one could imagine a future applicant saying look, we have this property and there are all these constraints and what a shock that we cannot build some other structure. Mr. Ackerman stated that he represents the property is clearly in need of correction and restoration and that the mitigation is very significant.

Member O'Connell questioned whether the deck is also being reconstructed. Mr. Ackerman said yes and that it is being raised so the beach grass can grow underneath. Member O'Connell questioned whether the property will continue to have no water or electric. Mr. Ackerman stated that there is no water or electric.

Upon motion of Joseph B. Rose, duly seconded by James H. McMullan, the Board unanimously closed the Public Hearing.

ORIGINAL HEARING

Mark K. Webb – 123 Egypt Lane – SCTM #301-9-1-6

Chairman McGuirk called the hearing to order at 11:15 a.m. and the Public Notice, as duly published in the East Hampton Star, was read.

Application of Mark K. Webb, SCTM#301-9-1-6, for a Wetlands Permit and Variances in accordance with Chapter 278, Zoning, and Chapter 163, Freshwater Wetlands, to construct additions and make alterations to the existing residence, construct a pergola, and to legalize retaining walls and a walkway. A Freshwater Wetlands Permit in accordance with Section 163-3 is requested to make alterations to an existing residence, construct a two-story addition, construct a pergola and to legalize retaining walls and a walkway. Variances of 83.3 feet and 59.1 feet are requested from Section 278-3.A.(8) to construct a pergola 66.7 feet from wetlands and to construct a two-story addition 90.9 feet from wetlands where the required setbacks are 150 feet. A 15-foot variance is required from Section 278-3.A.(8) to legalize retaining walls and a walkway located approximately 135 feet from wetlands where the required setback is 150 feet. The subject property is 62,902 square feet in size and is located at 123 Egypt Lane with

frontage on Hook Pond. The property is located in Residence District R-40 and this project is classified as a Type II Action in accordance with SEQR and requires a New York State Department of Environmental Conservation Freshwater Wetlands Permit.

Thomas Crouch Esq. appeared on behalf of the applicant; no additional material was submitted into the record; no one appeared in opposition. Mr. Crouch stated that the applicant proposes a two-story addition 90.9 feet away from the wetlands, a pergola over an existing stone patio, and to legalize retaining walls and walkways. The property is almost entirely within the wetlands setback. The proposed addition is the farthest the structure could be without additional dimensional setback relief. Coverage is increased by 586 square feet, there is no increase in the number of bedrooms, and the property is still within coverage and gross floor area requirements. As mitigation, a revegetation plan has been submitted for the 10-foot-wide no mow zone and an upgraded sanitary system to a low nitrogen system.

Village Planner Hajek stated that the memo he prepared for the Board has two recommendations which is to upgrade the sanitary system to an I/A System, which the applicant has proposed, and then the second part is the revegetation. Most of the property is landscaped with ornamental vegetation and lawn. A 10-foot-wide no mow zone that runs roughly along the boundary of the wetland, which is associated with the headwaters of Hook Pond, was created as a covenant from a prior Zoning Board decision. It was determined that the no mow zone had not been maintained, it was being managed and mowed, and the applicant was required to revegetate the no mow zone, but the revegetation had not taken, it is only grass that has not been mowed in a while. Village Planner Hajek suggested, if the Board is inclined, that the applicant revegetate more than the 10-foot-wide no mow zone; it is a 60,000 square foot lot; a substantial portion of the lot is already manicured and this is a good opportunity to establish, in addition to the area that was already supposed to be a native buffer, a little bit more native buffer and the amount should reflect the amount of improvement that is proposed. Member Rose asked about the nature of revegetation Mr. Hajek is proposing. Village Planner Hajek stated that he is not making a recommendation, but the plan submitted to restore the 10-foot-wide buffer area uses a pretty good variety of plant species, which is mostly ferns and grasses with some shrubs, but it is the dimensions that are not as effective as if they took a little corner of the property.

The ferns might not do as well if they are taking away lawn because it is going to be in full sun so they might want to consider some grasses.

Member O'Connell stated that he is concerned because it is such an environmentally sensitive area. Chairman McGuirk stated that he feels it is a win to have a low nitrogen system. Member O'Connell stated that he would like to see the no mow zone go from 10 feet to 30 feet in depth. Chairman McGuirk asked Mr. Crouch if he would like the Board to keep the hearing open so he can speak with his client. Mr. Crouch said yes.

Member McMullan questioned, referring to the covered porch area off the kitchen as shown in the building plans submitted into the record, when does that area become livable space as opposed to a porch since they are proposing for full walls, screens/glass/replacement sashes as well as doors, they have heaters up in the ceiling, when does that become heated space or livable space and included in GFA. Building Inspector Preiato stated that that is a vague area in the Code; screened porches do not specifically contribute to gross floor area and habitable space. Member Rose asked about the consequence of treating the area as if it were habitable space in terms of the regulations. Building Inspector Preiato stated that it would take it over the 25 percent expansion which would automatically trigger the requirement for an I/A System; if this were proposed as gross floor area, not a screened porch, it would not exceed the permissible gross floor area. Member Rose stated that the Board does not have to make that determination. Building Inspector Preiato agreed but hoped that the area will be used as presented because later on it can become an enforcement issue. Member Rose asked the applicant to speak to that. Mr. Crouch stated that it is proposed as a screened porch, the proposed use is as a screened porch. Mr. Crouch stated that he originally discussed the application in May with Village Planner Hajek who recommended the revegetation of the current no mow zone and the upgraded sanitary system who thought it was required. Building Inspector Preiato's opinion, based upon the plans as submitted, it is not required (upgraded sanitary system) but his recommendation was to agree to it as voluntary mitigation which is appropriate for this application, along with revegetating the current no mow zone but he will have a discussion with his client about it.

Chairman McGuirk recommended that Mr. Crouch continue discussions with Mr. Hajek as well. Member O'Connell stated that there is a nexus between

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the environmental impact that the addition will have and the water table and the wetlands, basically The Nature Trail in the backyard. Member Baris asked Mr. Hajek if 30 feet is appropriate. Village Planner Hajek stated that the wetlands is a circuitous line through the backyard which comes up along the north side of the property and that he is not suggesting a blanket 30-foot buffer from the wetland boundary, because that will create a very unusual area in the backyard, but suggesting an isolated corner of the property to get a more suitable chunk of area that can be revegetated versus just continuing the circuitous line around the periphery of the property. The Village would more likely see compliance versus having a circuitous line through the property which does not impinge on the usable lawn area as much.

The hearing was adjourned until the July 14, 2023 meeting.

ORIGINAL HEARING

Russell J. DiGate and Norean R. Sharpe – 7 Sherrill Road – SCTM #301-1-4-16

Chairman McGuirk called the hearing to order at 11:31 a.m. and the Public Hearing, as duly published in the East Hampton Star, was read.

Application of Russell J. DiGate and Norean R. Sharpe, SCTM#301-1-4-16, for Area Variances from Chapter 278, Zoning, to legalize a slate patio and coverage. Variances of 8.9 feet and 7.6 feet are requested from Section 278-3.A.(5)(b) to legalize a slate patio located 1.1 feet and 2.4 feet from the rear yard lot lines where the required rear yard setbacks are 20 feet. A 156 square foot variance is requested from Section 278-3.A.(9)(a) to legalize 1,490 square feet of coverage where 1,334 square feet is the maximum permitted coverage. The subject property is 4,168 square feet in area and is located at 7 Sherrill Road in Residence District R-40. This project is classified as a Type II Action in accordance with SEQR.

Russell DiGate, 7 Sherrill Road, East Hampton, New York 11937, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. No additional material was submitted into the record; no one appeared in opposition. Mr. DiGate stated that when he and his partner Norean Sharpe bought the property there was, in the northwest corner of the property, a 10 by 10 detached pea gravel patio, as well as a stair at the back of the house that came

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down to open grass, and he thought it would be a great idea to attach the stairway to the patio and contracted a stone layer to create a slate patio. Mr. DiGate stated that he asked the stone layer if there were any rules or regulations he had to address and was told that it was not a permanent structure so it was okay. Mr. DiGate stated that he recently added a portico to his house, after receiving a building permit, and to get the C.O., the property was resurveyed which picked up the violation of the setbacks and coverage. There are no undesirable changes; the patio is in the northwest corner of the property and is enclosed by a fence on one side and trees on the other. Mr. DiGate stated that they have spoken with both neighbors and they do not have an issue with the patio at all. As to whether or not the patio could be located elsewhere, the lot is very small and the proposed location is the best location as it is out of the way of the neighbors from an aesthetic point of view. Whether the variance requested is substantial, Mr. DiGate stated that the Board is much better to answer that; it is roughly 11.7 percent over the maximum coverage.

Member Rose asked Mr. DiGate to address the point that when asked of the contractor if permits were required and was told no. Mr. DiGate stated that that was his fault. Member Rose stated that the applicant has indicated there are no problems with the neighbors but asked if the Board received something in writing. Village Attorney Perillo stated that the applicant can submit an affidavit for the record. Member O'Connell stated that the lot is very small and the area floods frequently so any additional hard surface adds to that; the setback and coverage variances are substantial.

Chairman McGuirk stated that the hearing will be left open for the submission of the affidavit.

ORIGINAL HEARING

Skylight East LLC – 94 Apaquogue Road – SCTM #301-12-5-10

Vice Chairman McMullan called the hearing to order at 11:39 a.m. and the Public Notice, as duly published in the East Hampton Star, was read. John L. McGuirk III recused.

Application of Skylight East LLC, SCTM#301-12-5-10, for a Freshwater Wetlands Permit in accordance with the standards set forth in Section 163-3 of

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the Village Code and a temporary variance from Section 278-3.A.(8) to permit the continued existence of approximately 185 linear feet of wildlife fencing to temporarily remain within and directly adjacent to wetlands where a 150-foot setback is required. The subject property is 133,502 square feet in area, located at 94 Apaquogue Road and is in the Residence District R-160. The property fronts on Georgica Pond and this project is classified as a Type II Action in accordance with SEQR.

Charles Bowman, Land Use Ecological Services, Inc., 570 Expressway Drive South, Medford, New York, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Bowman appeared on behalf of the applicant; no additional material was submitted into the record; no one appeared in opposition. Mr. Bowman stated that they are in their fifth year of the invasive phragmite removal process and the revegetation of the Pond edge and upland areas. Reports, as required, have been submitted. The deer fencing has been found to be the integral part of the success of getting native vegetation growing. Mr. Bowman stated that this is the last year of the monitoring requirements and the last year of any revegetation requirements, but this year and this spring they have been adding plants, dividing some of the plants that are there, but the deer browse is a huge problem. Along the Pond edge, where there is no deer exclusion fencing, there has been no success; the deer browse anything that is planted. Within the fenced area, there has been a tremendous amount of success. Mr. Bowman stated that they intend to keep the fence for the remainder of this growing season and to remove the temporary irrigation at the end of this growing season, but the question arises how would you relocate the deer fence to protect the buffer area. The deer fence will have to be relocated to make it more compliant but it is still going to be necessary because the buffer area turned out terrific as did the no mow zone that is adjacent to it. No new work is proposed and an as built survey will be submitted in the spring showing where the deer fence is relocated. The requirement is over after the fifth year but Mr. Bowman stated that he still wants to make sure that the project remains a success.

Village Planner Hajek stated that the project is fairly straight forward; the original permit for phragmites removal did not include a condition allowing for the wildlife exclusion (fence). As a policy, where it is not written into the permit, the Village has allowed for two growing seasons to give the vegetation a chance to survive and it is well past two growing seasons. The fence cannot exist in a

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wetland without memorializing it in some way, and, for a long-term plan, the Village should not allow fences within the wetland due to the impact of fences along the entire shoreline of Georgica Pond. The Board will need a plan showing where the fence is to be relocated and will have to entertain that as a relief for a permanent fence fixture.

Member Rose stated that the Board, as part of the approval, should identify where the fence is going to go. Village Planner Hajek said yes, that the Board should approve a plan that shows where the fence is going to be relocated. Both Vice Chairman McMullan and Member O'Connell agreed. Mr. Bowman stated that the only reason he is suggesting through the growing season is because they are doing additional plantings; he has no problem submitting a plan but would like to get through the growing season. Vice Chairman McMullan asked that a plan be submitted and that at the end of the growing season if there is a modification to the fence, the submission of another application. Member Rose suggested that the Board hold the hearing open pending the submission of a plan.

Vice Chairman McMullan stated that the hearing will be kept open until next month.

ORIGINAL HEARING

Jewish Center of the Hamptons – 44 Woods Lane – SCTM #301-8-7-46

Vice Chairman McMullan called the hearing to order at 11:49 a.m. and the Public Notice, as duly published in the East Hampton Star, was read. John L. McGuirk III and Joseph B. Rose recused.

Application of the Jewish Center of the Hamptons, SCTM#301-8-7-46, for a Special Permit and Variances in accordance with Chapter 278, Zoning, to construct accessory structures. A Special Permit is requested pursuant to Section 278-7.D.(1)(b) to construct a pavilion structure over a proposed patio and install planters. A 24.7-foot variance is required from Section 278-3.E.(1) to construct a patio and pavilion structure 25.3 feet from the rear yard lot line where the required transitional rear yard setback is 50 feet. Variances of 70 feet are requested from Section 278-3.A.(3)(a) to install multiple planters on and directly adjacent to the front yard lot line where the required front yard setback is 70 feet. A 869 square foot variance is required from Section 278-3.A.(9) to permit 30,321 square feet of coverage where a prior variance granted 29,452 square feet of coverage. The

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maximum permitted coverage by zoning is 29,129 square feet. The subject property is 145,643 square feet in area and is located at 44 Woods Lane. The property is located in Residence District R-80 and contains a special permit use identified as the Jewish Center of the Hamptons. This project requires approval of the Design Review Board and is classified as an Unlisted Action in accordance with SEQR.

Alexander Balsam Esq. appeared on behalf of the applicant; no additional material was submitted into the record. Mr. Balsam stated that he is joined today by Rabbi Josh Franklin, architect Richard Dattner, landscape architect Alex Bluedorn from LaGuardia Design, Mike Brody from Crescendo Designs, Jewish Center Board Member Steven Schwartz, and Jewish Center Board President Harry Katz.

Mr. Balsam stated that since the initial application was submitted, modifications have been made; the pavilion has been moved out of the transitional yard setback which pavilion is now 25 feet closer to the sanctuary which also decreased the length of the walkway from the sanctuary to the pavilion which decreased the requested coverage relief from 869 square feet down to 486 square feet. Part of the coverage relief is due to the 14 security planters to be installed within the existing vegetation/hedgerow along Woods Lane. The security planters were provided by and paid for by the Department of Homeland Security and are, unfortunately, a necessary security measure. Two of the adjacent properties are owned by the Jewish Center, one on the east side and one on the north side where the Rabbi lives. Letters from 56 Woods Lane and Nina Runsdorf have been submitted. Also submitted is a map highlighting the distance of houses on Borden Lane from the proposed pavilion. The proposed project is a product of the pandemic; the seed was planted during that time when worshipping together inside was either not possible or a frightening possibility for some of the congregants. The Jewish Center assembled a medical committee made of doctors and medical professionals, not just from within the congregation, but from across the community and the conclusion that they reached was the need for outdoor worship. The primary use will be for outdoor services, religious services. This is not an expansion of use, this is not going to equate to more members, it is not overflow. As with any structure in a sanctuary, it can have other uses and the Rabbi will speak to some of those other uses. Mr. Balsam stated that the project is beautiful in its tranquil setting and the obvious concern would be a loud wedding, a boozy celebration with a DJ, but this is not a setting

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that draws people to that use; that is not the goal here. There is no commercial kitchen space, it is not for rent for non-congregants, it is for Members of the Jewish Center, and it will not generate any additional traffic. The Village has a Special Event Permit application and process; if the Village determined that something outside the scope of a regular religious service were proposed here and had more than 50 people and the Village said you must submit that permit, I do not think we would disagree with that position based upon reading the Code and what is required and who must submit those permits.

Rabbi Josh Franklin, 50 Woods Lane, East Hampton, New York 11937, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Rabbi Franklin, neighbor and the Jewish Center's Rabbi, stated that later today they have an outdoor worship service at Main Beach because outdoor worship has been integral especially during the pandemic. Part of the philosophy is to be able to utilize the best attributes of the Hamptons in everything that is done at the Jewish Center and that includes worship; Shabbat on the Beach is a place that draws a great deal of their institution. During the pandemic they worshiped outside because it was unsafe to worship inside. There is a patio in the back which was used on numerous occasions to have worship celebrations and a lot of what is typically done has been moved outside. Rabbi Franklin stated that, for example, a Passover Seder would be a potential usage of a communal gathering space under the pavilion. An occasional Shabbat dinner to host congregants and perhaps a summer luncheon as an alternative community gathering are uses that we would have under the pavilion. This is a small seasonal community and the Jewish Center is not a wedding factory or a bar mitzvah factory that you might get from a typical New York City congregation. The Jewish Center does five or six bar mitzvahs each year and about two on site weddings each year for the members. Rabbi Franklin stated that the Jewish Center does not have a lot of usage and would imagine that the typical usage of the proposed space outside is not going to be used for those type of events because of the reception halls that are available in the area; Parish Art Museum, Bridgehampton Surf and Tennis, Montauk Downs, and other facilities that the congregants typically do use for their receptions. Rabbi Franklin stated that he really hopes to have outdoor worship services during the season when the weather is appropriate because he knows it will radically enhance the spirituality of their community; the community has responded incredibly well and is very excited

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about the idea, not only great for their community but it will be a great addition to the East Hampton community as a whole.

Member O'Connell questioned whether the celebration for weddings and bar mitzvahs follows at the Jewish Center or goes off site. Rabbi Franklin stated that typically that goes off site. Referring to the Jewish Center services at Main Beach, Member O'Connell questioned whether the sound level will be similar. Rabbi Franklin stated that he is going to let their sound person speak to the sound levels that are proposed but knows that the proposed sound system in the structure is completely different from the sound instruments or speakers used at the beach. Member O'Connell asked Village Attorney Perillo asked how many Special Event Permits can an establishment receive over the course of a year and if there is a limit. Village Attorney Perillo stated that she does not know if there is a limit but will find out.

Richard Dattner, of New York, New York, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Dattner stated that he has a home in Amagansett, is a Member of the Congregation. And, in his early days, a colleague of Norman Jaffe who is the architect for the Jewish Center which is one of the most beautiful, modern places of worship. The synagogue is named the Gates of the Grove because part of Mr. Jaffe's vision was to create, behind the synagogue, a grove of beautiful trees which have now grown to spectacular height. Mr. Dattner stated that his task was to design an outdoor pavilion to mirror and echo the beauty and the character of the actual sanctuary and showed the Board a scaled model of the pavilion. The pavilion consists of a group of sloping roofs facing north which provides light from the north all day long; the material is an Alaskan Yellow Cedar; the structure will be built off site which will minimize any work and construction at the site; on site the four columns of the foundation will be poured and the drainage and drywells installed. Mr. Dattner, addressing one of the objection letters about the kind of light proposed, stated that they are aiming for a light level a little more than about 20 footcandles which will be sufficient for congregants to read a prayer book. Forty-four small fixtures, LED fixtures, nine volts each, will be on dimmers so just the right amount of light for the Seder, for people reading the Haggadah or a prayer book; there is no intention to over light the space. Mr. Dattner stated that he does not believe any neighbor 420 feet away will see any light at night except in the winter when the pavilion will not be used and there are no leaves on

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the trees, but in the summer with the existing houses and hedges and the proposed planting, nobody will see any light from this structure.

Alex Bluedorn, 38 Scuttle Hole Road, Water Mill, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Bluedorn stated that landscaping is proposed directly around the pavilion and along the northerly property line. The trees will be Sweet Bay magnolia and underneath will be pachysandra and boxwoods. Along the northerly property line will be a hedgerow of great western arborvitae planted at a height of 10 feet which will be a considerable benefit to the neighbors to the north over time as they continue to grow. Landscape lighting directly around the pavilion will be small path lighting so it is just for wayfinding and the fixture is a small L stick, 20 inches tall, completely shielded, dark sky compliant, very minimal casting of light so that people can get to and from the pavilion safely. The existing floodlights on the property will be converted to dark sky compliant fixtures, fully shielded, and all pointing light down; that would be all the existing lights that are on the trees as well as the post mounted lights around the parking area, making those all fully shielded down lights. With reference to the security planters, the idea is to not see the planters at all so they will be planted strategically within the existing planting that parallels 27, the south property line, which may require additional planting in front of a few of the planters but almost all of them will be completely screened and hidden so you will not know they are there.

Vice Chairman McMullan questioned the accuracy of Mr. Bluedorn's plan in that it does not show the pavilion in the correct location. Mr. Balsam stated that the plan is not the most current but correctly reflects the proposed landscaping.

Mike Brody, 93 Evergreen Avenue, East Moriches, New York, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Brody stated that the main objectives of the proposed audio speaker system are to not disturb the neighbors in the surrounding area, to provide uniform sound coverage to all the people inside the pavilion, and to make sure it looks nice in the pavilion. There are 12 speaker locations inside the pavilion that will point down at the listeners. The reason for the number of speakers is because the more points of sound inside the pavilion, the lower the sound can be played. The amplification of the speakers will limit the output to specific decibel levels; the decibel levels will be capped. The frequency response allows the

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adjustment of the base level of a speaker's output. Sound travels in the air as waves of energy; a base is a large wave and travels a lot longer. Mr. Brody stated that electronically they will cut out some of the base levels that would be disturbing so it will not travel. Voice, string instruments, and brass are much shorter waves. The wave length in the amplifier will limit frequencies below what is called 60 Hz which meaningfully limits the distance that the sound is going to travel. If those frequencies are removed, the distance of the sound will only travel, according to math, nine and one-half feet. A frequency of 60 and 70 Hz will travel a maximum of 16.10 feet. Mr. Brody stated that they do not want the speakers to cause big waves of sound; smaller waves of sound out of the speaker do not carry.

Member FitzSimons asked if the level of base is determined by what is being played through the speaker. Mr. Brody stated that that is the source so if there is source material, the base sound will be truncated which strips out the base which is the offensive sound. Member FitzSimons asked if the Rabbi's voice will be affected when he is speaking. Mr. Brody stated that most of the very low base frequencies, 40 to 100 Hz base, many of the sounds below 60 are not something that a human voice is creating.

Mr. Brody spoke of volume and decibels; 60 decibels is normal conversation, 70 might be a high-powered vacuum cleaner. Every time that the distance from the speaker source is double, there is a drop of 6 dB from the speaker so if you have a source of 80 decibels, measured at one meter, moving two meters away, it will drop to 74 dB, four meters away it will drop to 68 dB. So sound waves flatten out and eventually go away and the inverse square law provides a prediction of distance and sound. Member O'Connell asked if you start with 80 dB and you go a distance of 100 to 120 feet out, what is the dB level. Mr. Brody stated that technically you go out to zero; every foot is minus one dB. The inverse square law utilizes physics to describe how sound travels. The backgrounds at all three locations, the pavilion, the property line, and Borden Lane, would be about 50 dB as people have measured it before. Vice Chairman McMullan asked if a speaker is putting out 80 dB and now you have 17 speakers, will it still be 80 dB and not multiplying. Mr. Brody stated that they are all putting out 80 dB; the less speakers you have, the louder one person must speak. Multiple points of sound at a low volume level means that the people close to the speaker are going to hear very easily and also means that people far away from

the pavilion, the sound is going to start low and since the base will be truncated, some of the offensive tones that tend to go farther will be out of the picture as well. Member O'Connell asked if the user of the speaker can turn off or change the truncated base level. Mr. Brody stated that they can adjust that but they do not have the ability to adjust treble and bass, the electronics or amplification are set up digitally, and the electronics in this particular case cap the decibels or the max volume of the speakers. The closest distance to the pavilion is 20 Borden Lane, 365 feet away, so the calculation of sound and dB loss, distance is their friend. The four contiguous properties support the construction of the pavilion. Member O'Connell questioned whether, due to the size of the pavilion, people speaking can be heard without amplification. Mr. Brody said no, not in this case; someone would be raising their voice or using a bullhorn to be heard throughout the pavilion. Mr. Brody stated that his profession is not in architectural acoustical design but is giving feedback based upon general experience but this does not look like it is built to be an amphitheater where the angles of the walls reflect the sound so they do not need amplification.

Vice Chairman McMullan asked if anyone from the audience would like to speak.

Debbie Buell, 22 Borden Lane, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Ms. Buell stated that she is not an expert or practiced in this area of real estate or law but to some extent this hearing helps the process work in the community. There are concerns about noise and light in terms of what has been previously undefined uses of the pavilion and within the last 20 minutes, there has been information about that. Ms. Buell stated that she hopes to get a copy of Mr. Brody's presentation to review it with her acoustical expert and appreciates hearing that the applicant wants to design a sound system that would take into account that they are in a residential neighborhood. The information seen to date, before today, about the sound system was one piece of paper which did not have any specifications of the speakers whatsoever. Ms. Buell requested that the hearing be held open but this is great progress and wants to get to a good place and wants to be friendly with her neighbors and that is part of what she enjoys about being out here in this beautiful place.

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Jameson McWilliams stated that she represents Debbie Buell and Charles Henry who reside at 22 Borden Lane and Madelaine Haberman and Michael Sprung who live at 24 Borden Lane and had only been recently retained. There has been a lot of material presented today that they are trying to absorb and speak to on the spot but is not prepared to do that with the overarching sentiment that they have maintained a great neighborly relationship. The concerns relate to the holes in the materials that seemingly were exactly where their questions were coming from and that is what was missing in the record. The lights were somewhat demonstrated in the record; however, it did seem like there were some things held up today that are not in the record and maybe different than what was originally presented; the fixtures and the number of fixtures. The sound is the primary concern. The neighbors do hear conversations, they do hear outdoor activities now, it is not something that bothers them but it is something that they hear and there is no outdoor amplification now so some things need to be understood and explored a little bit more. Ms. McWilliams requested that the record be left open for a landscape plan that reflects accurately what is being proposed, but if the record is going to be closed, she would like further explanation of the primary use and some secondary uses. Ms. McWilliams stated that she does not know how the Board could be comfortable looking at the Special Permit standards without having to condition the approval on specific items and that would be their ask if there is not time to thoughtfully respond to what was submitted. Vice Chairman McMullan stated that the hearing will be kept open because there is a lot of information which has been presented that needs to be submitted as well as the submission of the revised landscape drawing.

Robert Petrozzo, 20 Woods Lane, East Hampton, New York, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Petrozzo stated that he has lived next to the Jewish Center for more than 20 years and that he and his wife did write a letter of opposition on March 7 and are adjacent neighbors, living two doors east of the Jewish Center. One of the concerns is that there are no speakers now but there will be speakers and feels it is going to be louder than it was without speakers. The main concern is the safety issue of cars parked all over Woods Lane, on both sides of the street, and at times there can be more than 50 cars parked on the street and everyone leaving at one time and backing out onto the street. There have been multiple times where his private driveway has been blocked, his children could not get out

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safely, cannot ride bikes there, and that has not been addressed; if there is going to be more events with the outdoor pavilion, where are all those cars going to park safely because currently it is not safe.

Allen Towfigh, 20 Borden Lane, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Dr. Towfigh stated that he and his fiancé moved into 20 Borden Lane in 2021 and did so because he understood it to be a residential space, knew that there was a house of worship directly south, but there was no amplified sound at that time. Since moving in he has really gotten to know some of the neighbors and does hear sound from the outdoor activities when he is in his yard and does not expect that to get quieter with speakers. There are lights that certainly come into his house and yard and with 44 more lights he would like additional information so he is glad that that is going to be made part of the record.

Kristen Frank, 26 Woods Lane, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Ms. Frank stated that she has been at 26 Woods Lane for about one and one-half years and is located behind where the Jewish Center has a lot of their children's programs. The parking overflow situation is a concern because she shares a driveway to get to her house, and the driveway, whenever there are services, is filled and many times she is not able to get out of her driveway. The Jewish Center is very accommodating to move cars around but it is still difficult. Ms. Frank stated that she is concerned with the frequency of the events that the pavilion would allow and there will probably be significantly more; the safety and ability to get out of her driveway would have to be managed. From a noise perspective, every time there is an event there is noise, the kids are outside, they are playing which is not bothersome if it is limited; if it becomes much broader, that becomes a real difficulty and problem in the neighborhood atmosphere and the quality of life and experience. With reference to sound, the Village has decided not to have pickleball and this will be much louder than pickleball; this is a neighborhood and everyone wants to be good neighbors but everyone also wants to experience the beauty of life in East Hampton. The proposed pavilion will affect the entire Village of East Hampton because it seems like a fundamental change of zoning in the neighborhood that ultimately will diminish the residential property value, it will significantly increase the traffic and congestion and safety in that area and coming into the Village because there are already 50 cars parked. The increase of sound

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will ultimately decrease the quality of life. Ms. Frank stated that she supports the Jewish community but also wants the respect of the neighborhood taken into account because this is fundamentally different from the expectation when they purchased and not to be an event space.

Michael Sprung, 24 Borden Lane, East Hampton, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Sprung stated that he mostly supports what his neighbors have said, not so much opposition to the pavilion, but asked that the record be held open so what has been said today can be truly assessed. Mr. Sprung stated that one issue that he has not heard addressed is when the Rabbi and others mentioned services being held in the back, not so much the mention of music during the services as the temple that he belongs to almost all the services have music as part of the service and that will bring a whole different level of noise and sound to the neighborhood. Mr. Sprung stated that he hopes the Board places conditions, if the pavilion is approved, such as how often it is going to be used, how many people, whether there is going to be music, will there be a number of musicians playing; conditions could help the neighbors be good neighbors.

Mr. Balsam stated that although the wrong landscape board was shown today, what is in the record is correct; Mr. Brody's sound presentation was technical and in depth; it is accurate to say that the properties adjoining where the pavilion is to be located there is the other Jewish Center property between the applicant and the Petrozzos. To the extent that there is a parking issue there, nothing about the project changes that, there will be no more people, it will be the same congregation. Mr. Balsam stated that the Chabad located across the street is not affiliated with the Jewish Center of the Hamptons. After speaking with the Rabbi and the Cantor about Mr. and Mrs. Petrozzo saying that their driveway has been blocked, neither the Rabbi nor the Cantor said they have never had any contact from them about that issue, some of the High Holy days notwithstanding, does not believe that the traffic generated by the Jewish Center goes down to their property.

Mr. Balsam, referring to the Special Permit standards, stated that with reference to the orderly and reasonable use of the adjacent properties, between the letters of support and the fact that the Jewish Center owns two of the four adjacent properties, that has been addressed. Is the Jewish Center preventing the

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orderly and reasonable use of other uses permitted in the area, probably not as you can still orderly and reasonably use other houses in the area for residences. And for the Village as a whole, are we adversely affecting the safety, health, welfare, comfort, convenience, and order of the Village and will the project be in harmony with the general purposes of this Code. Mr. Balsam stated that the three standards have been met pretty clearly. The Jewish Center wants to be a good neighbor, there are safeguards in check against uses of the property with or without the pavilion that could be offensive such as the Special Event Permits, the Noise Ordinance, and, of course, Harry Katz the President asked that it be reiterated, they are just a phone call away, happy to provide appropriate numbers to call if the pavilion or anything else creates a nuisance just as if the roles were reversed because the neighbors have parties or loud events, to everyone's point it works both ways in the residential neighborhood.

Vice Chairman McMullan stated that the one thing he would like to see, and the Members can weigh in as well, is that the material that was presented could be filed with the Village so it is part of the written record. Also, light fixture locations are shown on a plan but Vice Chairman McMullan asked that the plan also show the light spillage from the pavilion so as to ensure there is no spillage across property lines as well as a plan showing the decibel levels as they go out from the pavilion toward the property lines. Member FitzSimons asked if sound buffering vegetation exists and if it is something that the applicant has considered planting about the boundary and the same sort of question about the light; what is the height of the light.

Alex Bluedorn, LaGuardia Design, 38 Scuttlehole Road, Water Mill, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Bluedorn stated that the proposed height of the arborvitae to be planted along the back property line will be 10 feet and was chosen for its density and the ability to help block sound. They are used quite frequently in residential applications where there is a noisy street and it is one of the best trees for blocking sound. The trees will go in at 10 feet, they grow very fast, about two feet a year, but probably a foot a year in this situation, but the idea is to let them grow tall so they can help buffer the neighbors. Member FitzSimons asked if the arborvitae will be planted close together. Mr. Bluedorn said yes, it will become a hedge from day one but the idea is to let them grow taller. Member FitzSimons asked about the existing lighting in the trees. Mr. Bluedorn said yes, lighting

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exists in the trees, new lights will replace those and no higher than 14 feet, downward facing, all dark sky compliant fixtures. Member FitzSimons asked if the buffer planting is only proposed on the northerly property line. Mr. Bluedorn said yes, only along the north side where currently there is a privet hedge that can barely be called a hedge.

Member O'Connell asked if there is a wedding at the Jewish Center, regardless of the pavilion, how the Special Event Permit works. Building Inspector Thomas Preiato stated that each submission for a Special Event is reviewed individually, goes go through the different Department Heads, and each will have their comments and ultimately the Village Administrator signs off. Member O'Connell stated that that would be the same process if he wanted an event in his own backyard. Mr. Preiato said yes, same process.

Robert Petrozzo, 20 Woods Lane, East Hampton, New York, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Mr. Petrozzo stated that the parked cars that block his driveway are from the Jewish Center because it has been happening before the Chabad came to be, and upon moving to the Village, he and his wife did speak to the Rabbi and the Cantor multiple times, many years ago, who said that they will talk to their congregation and it will not happen again and it has happened multiple times since then.

Josh Franklin, 50 Woods Lane, East Hampton, duly sworn in by the Village Clerk, swore to tell the truth, the whole truth, and nothing but the truth. Member O'Connell stated that during the high holy days there is a tent in the front yard and questioned whether that will continue on the busier days. Rabbi Franklin stated that they do not have a definitive option for how the pavilion will impact their high holy days under the tent but it will likely be in tandem with something, because it will not be large enough alone to support the high holy days. Member O'Connell asked how many congregants attend during high holy days. Rabbi Franklin stated that since COVID they have instituted live streaming services instead of attending in person but the largest number in 2019 was 1,000 individuals who attend high holiday services, but that number is reduced by about 20 to 30 percent given the accessibility of streaming. Member O'Connell asked about regular weekly services. Rabbi Franklin stated that at a regular weekly Shabbot service on a Saturday morning, anywhere between 20 and 50 people,

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and on a Friday evening in the off season, because from Memorial Day to Labor Day the services are at Main Beach, they only expect about 10 to 25 people on a typical Friday night.

Vice Chairman McMullan stated that the hearing will be kept open until next month to receive the requested items and that will give everyone a chance to look at the file.

Upon motion of Philip O'Connell, duly seconded by Andrew Baris, the Board unanimously adjourned the meeting at 1:05 p.m.

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NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Incorporated Village of East Hampton will hold a public meeting at the LTV Studios, 75 Industrial Road, Wainscott, New York, on Friday, June 9, 2023, at 11:00 a.m. on the following applications and to conduct such other business as may come before the Board. The applications can be viewed on the Village's website easthamptonvillage.org by clicking on the "Public Board Meetings" tab. Application of Skylight East LLC, SCTM#301-12-5-10, for a Freshwater Wetlands Permit in accordance with the standards set forth in Section 163-3 of the Village Code and a temporary variance from Section 278-3.A.(8) to permit the continued existence of approximately 185 linear feet of wildlife fencing to temporarily remain within and directly adjacent to wetlands where a 150-foot setback is required. The subject property is 133,502 square feet in area, located at 94 Apaquogue Road and is in the Residence District R-160. The property fronts on Georgica Pond and this project is classified as a Type II Action in accordance with SEQOR. Application of Nichols Ocean LLC, SCTM#301-13-11-12, for Area Variances from Chapter 278, Zoning, Chapter 101, Coastal Erosion Hazard Areas, and Chapter 124, Preservation of Dunes, to legalize the enlargement of a deck. A Variance and Coastal Erosion Hazard Area permit is requested pursuant to Sections 101-7, 101-9.B., and 101-19 to legalize the enlargement of a deck within the Coastal Erosion Hazard Area. A 2-foot variance from Section 278-3.A.(5)

(b) is required to legalize the enlargement of a deck located 8 feet from a side yard lot line where the required side yard setback is 10 feet. Variances are requested from Section 124-5 and to legalize the expansion of a deck located predominantly seaward of the 100-foot setback from the 15-foot contour and entirely seaward of the 150-foot setback from the edge of beach where disturbance and structures are prohibited within 100 feet of the 15-foot contour or within 150 feet of the edge of beach. The subject property is 10,095 square feet in size and is located at the terminus of Nichols Lane with frontage on the Atlantic Ocean beach. The property is located in Residence District R-160 and this project is classified as a Type II Action in accordance with SEQOR. Application of Mark K. Webb, SCTM#301-9-1-6, for a Wetlands Permit and Variances in accordance with Chapter 278, Zoning, and Chapter 163, Freshwater Wetlands, to construct additions and make alterations to the existing residence, construct a pergola, and to legalize retaining walls and a walkway. A Freshwater Wetlands Permit in accordance with Section 163-3 is requested to make alterations to an existing residence, construct a two-story addition, construct a pergola and to legalize retaining walls and a walkway. Variances of 83.3 feet and 59.1 feet are requested from Section 278-3.A.(8) to construct a pergola 66.7 feet from wetlands and to construct a two-story addition 90.9 feet from wetlands where the required setbacks are 150 feet. A 15-foot variance is required from Section 278-3.A.(8) to legalize retaining walls and a walkway located

approximately 135 feet from wetlands where the required setback is 150 feet. The subject property is 62,902 square feet in size and is located at 123 Egypt Lane with frontage on Hook Pond. The property is located in Residence District R-40 and this project is classified as a Type II Action in accordance with SEQOR and requires a New York State Department of Environmental Conservation Freshwater Wetlands Permit. Application of Maidstone Club Inc., SCTM#301-9-5-22, for a Special Permit in accordance with Chapter 278, Zoning. A Special Permit is requested pursuant to Section 278-7.D.(1)(b) to make structural alterations to the existing building, construct 5,531 square foot building additions and to construct 2,425 square feet of terraces. The property is 39.163 acres in size, is located in Residence District R-160, contains a special permit use identified as the Maidstone Club and requires approval of the Design Review Board. The property fronts on the Atlantic Ocean and is classified as an Unlisted Action in accordance with SEQOR. Application of Russell J. DiGate and Norean R. Sharpe, SCTM#301-1-4-16, for Area Variances from Chapter 278, Zoning, to legalize a slate patio and coverage. Variances of 8.9 feet and 7.6 feet are requested from Section 278-3.A.(5)(b) to legalize a slate patio located 1.1 feet and 2.4 feet from the rear yard lot lines where the required rear yard setbacks are 20 feet. A 156 square foot variance is requested from Section 278-3.A.(9)(a) to legalize 1,490 square feet of coverage where 1,334 square feet is the maximum permitted coverage.

The subject property is 4,168 square feet in area and is located at 7 Sherrill Road in Residence District R-40. This project is classified as a Type II Action in accordance with SEQOR. Said Zoning Board of Appeals will at said time and place hear all persons who wish to be heard in connection with the applications. Interested parties may be heard in person, by agent, or by attorney. Dated: May 19, 2023
By Order of John L. McGuirk III, Chairman
Zoning Board of Appeals
Inc. Village of East Hampton
46-2/220

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 8/15/23
TIME: 12:41 PM

Patricia J. Bennett

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