

December 6, 2022. Comments Offered at the EH ZBA Public Hearing re 175 Atlantic Ave, Amagansett

Jaine Mehring, Amagansett

Good Evening Chairman Dalene and Members of the Zoning Board of Appeals...

I live not even half a mile from 175 Atlantic Ave. I am known to this Board as I have offered comments on half a dozen or so Amagansett-related public hearings over the last couple years.

In connection with this hearing, I have entered into the record a lengthy and detailed letter, one that I hope both this board and the applicant will see and respect as rationally grounded in the relevant town code, as well as being informed by my decades of knowledge of and love for this very area.

As I know this board values public comment and reads all letters submitted, I'll simply bullet point a few key concerns:

- 1. First and foremost is the oversized mass, scale and scope of the project.**
- 2. The application as currently presented does not appear to comport with the core standards of "orderly growth" and "sufficient, appropriate and adequate lot area for use."**
- 3. The project as currently scoped, or anything even close to it, fails to protect and perpetuate the parcel's important natural resources. It will cause a significant and unnecessary loss of them.**
- 4. The project is inconsistent with the SASS guidelines.**
- 5. The project is incompatible with the historic district/resources it abuts and with the overall established character of the neighborhood.**
- 6. The project as currently scoped, or anything close to it, will dominate and degrade the largest and one of the most important areas of public beach access in the Town of East Hampton.**

Regarding the first point about mass and scale: After close review, much as the TAM states, I also see this second version of the application to be minimally different from the first, even though reasonable and scaled-back alternatives certainly exist.

Now the applicant is presenting a residence that includes 3240 sq ft of stated GFA, plus 550 sq feet of an embedded first floor structure they label "storage accessory."

I understand why applicant is trying to segment this...but based on a close look at the architect's plans, there are elements of this 550 sq feet that are more consistent with a living space than a storage unit. It is reasonable to foresee the possibility that it transforms into habitable living area.

But whether we calculate GFA as 3,240 or 3,790 isn't really the key, because the residence structure will present as far more hulky and bulky given what looks to be about 2000 additional sq feet of **attached**, mostly covered outdoor first and second floor decks.

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This certainly is not the biggest house to be before you these days. But by virtue of the location and the impact it will have on this unique and cherished place, it is one of the more consequential ones.

One needs only look east to Montauk and the iconic Ditch Plains parking lot and the new monster of a house that is going up on top of it to understand fully what will be the impact on Atlantic Avenue if this project proceeds.

**To conclude, I respectfully ask the board to deny this application. And to the applicant directly: I respectfully urge you let this one go... Farrell Companies is a smashing success and has built well over 400 luxury houses in the Hamptons; I've read you've got 20-30 houses in production at any one time. So, I implore Applicant to FULLY consider the interests of this community and of the land, and at most, do only the most minimal and low impact development on this parcel.**

**This half acre means much more to hundreds, if not thousands, of us than it will ever matter to you.**

Thank you very much.