

**East Hampton Zoning Board of Appeals
Regular Meeting
December 13, 2010
Town Hall Meeting Room
7:00 P.M.**

Approved Minutes

1. **Call to Order:** Vice Chairman Flannery called the ZBA Meeting of December 13, 2010 to order at 7:00PM.

Members Present: Chairman Charles Nichols, Linda Dart, Don Martin, Vincent Jacobson, and Brendan Flannery

Alternate Members Present:

Absent:, Tom Keegan, Lori Wilcox and Robert Hines

Staff Present: Planning, Zoning & Building Administrator James Carey.

2. **Seating of the Alternates:**
3. **Legal Notice:** Mr. Carey read the legal in for the record.
4. **Approval of Minutes.**

a. November 8, 2010 Regular Meeting:

Mr. Flannery moved, and Mr. Martin seconded to approve the minutes of the November 8, 2010 meeting. The motion carried unanimously.

6. **Application of William Ross Plyley, 66 Wopowog Road, for a variance to increase maximum lot coverage from 10% to 12.5% (6500SF to 8170SF) to increase turnaround area of driveway – M21/B53/Lot6.2**

Mr. Plyley, property owner of 66 Wopowog Road was before the ZBA to request an increase lot coverage by 2.5%. The property is 1.47acres. The request is for a concrete pad 22x26 for a metal outbuilding, a concrete pad 20x22 for a 2nd metal outbuilding, and a 20x20 concrete pad for a small basketball court.

Ms. Dart asked Mr. Plyley for an explanation of Mr. Pyleys statement regarding public / personal safety. Mr. Plyley stated backing into his driveway with trailers makes the visibility looking South on Wopowog is very difficult and dangerous.

Mr. Flannery asked if permits have been pulled for the pads. Mr. Carey reported that originally outbuilding was constructed without pulling the proper permits. At that time the applicant was notified and advised that a permit was required and as we worked through this process realized there were variances that were needed.

Runoff was discussed.

Chairman Nichols asked if there was any present to speak in favor of this application.

Norman Godwin, 26 Brook Hill Drive stated he was in favor of this application, as a business partner of Mr. Plyley. Mr. Godwin expressed his concerns for safety for backing out of this property and with the changes you can now safely pull in and back around without any concerns for traffic.

Ray Zatorski, 77 Wopowog Road, stated the property has always been kept well maintained, and the couple of rain or ice storms there have not been any runoff concerns.

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Chairman Nichols asked if there was anyone present to speak against this application.

Mr. Martin moved to approve this application as presented, with the hardship being public safety issue, and if there are any issues with runoff in the future, town staff would advise the Zoning Board of Appeals and there will be a remedy put in place. The motion was seconded by Mr. Flannery.

Mr. Jacobson suggested just allowing the turn around that is needed to resolve the safety concern.

The motion carried 4-1-0, with Vincent Jacobson voting No.

5. Old Business: None

6. Communications: 2011 Meeting Dates.

Mr. Flannery moved to approve the ZBA calendar for 2011. The motion was seconded by Ms. Dart. Motion carried unanimously.

7. New Business: None

8. Adjournment

Ms. Dart moved to adjourn the ZBA meeting. The motion was seconded by Mr. Jacobson. The motion carried unanimously. Meeting Adjourned: 7:25PM

Respectfully Submitted

**Kamey Peterson
Recording Secretary**