

**East Hampton Zoning Board of Appeals
Regular Meeting
January 10, 2011
Town Hall Meeting Room
7:00 P.M.**

Unapproved Minutes

1. **Call to Order:** Chairman Nichols called the ZBA Meeting of January 10, 2011 to order at 7:00PM.

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

Alternate Members Present: Lori Wilcox

Absent: Brendan Flannery 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. **December 13, 2010 Regular Meeting:**

Mr. Martin moved, and Mr. Jacobson seconded to approve the minutes of the December 13, 2010 meeting. The motion carried unanimously.

Application of East Hampton Little League, 20 Smith Street, for a variance to increase light pole height to 60 and 70 feet. Map 26/Block 87A/Lot 19&20

Kevin Reed, representing the East Hampton Little League read into the record a letter directed to the ZBA requesting acceptance of the application to increase the light pole height.

Andrew Dyjak, Musco Sporting Lighting conducted a power point presentation for the members of the ZBA and the public.

Brenda Pierco asked about a photograph that showed the light guard in comparison to an actual photograph.

Carol Galvin, Smith Street asked on a specific picture how far the photo was taken from the ball field. Mr. Dyjak stated you would see a glow from the ball field. Carol Galvin also asked about property values being affected by these lights.

Wendy Rubin, Park and Recreation director for the Town of Coventry, also assisting the East Hampton Little League with this application, gave her input on the property values and how she felt they would not be affected by the lights at the ball field.

Dominic Vindinski, expressed his concerns in putting the lights in the field.

Jim Galvin, 2 Smith Street, does not want 70' poles in his back yard.

Pat Patrone, stated that he doesn't mind hearing the games at the field, but he does not want to see the lights.

**East Hampton Zoning Board of Appeals
Regular Meeting
January 10, 2011
Town Hall Meeting Room
7:00 P.M.**

Unapproved Minutes

Bill Matarozzo, 10 Smith Street provided the ZBA with a photograph that he took letting 5 balloons go. From the photograph you can see that the lights will be 15' higher than the trees and he is against this application.

Jim Siana, Harlan Place didn't feel the issue was so much the lights as it was the additional days that would having activity's up at the field in addition to the humming noise that will be coming from the poles when they are not being used.

Alford Royce, 10 Harlan Place, asked about the size of the parking lot and how it would be able to handle the extra parking that will come along with the lights.

Kevin Reed stated there will be a total of 35 night games total. There will be a maximum of 3 games per week.

Bob Pawlak, 9 Harlan Place, the quality of life at his house will not be good if the light poles are approved.

Beth Pitkin-Stewart, 17 Smith Street, read for the record a paragraph of Section 33 of the ZBA regulations regarding the general safety or welfare to the neighbors.

Joe Michaud, 271 Young Street stated it is not the additional games, but the quality of the games for the children therefore supports the lighting poles at the park.

Mr. Carey read into the record a letter received from Steve Palmer stating that the poles would not be an issue for the life star helicopter landing.

Mr. Martin moved to close the public hearing. The motion was seconded by Ms. Dart. The motion carried unanimously.

Mr. Martin moved to deny this application of East Hampton Little League, 20 Smith Street, for a variance to increase light pole height to 60 and 70 feet. Map 26/Block 87A/Lot 19&20. The motion was seconded by Ms. Dart. The motion carried unanimously.

Application of Wilson Brothers Enterprises, LLC, c/o David W. Earlandson, 207 West High Street, for a variance to reduce minimum required lot area from 40,000sf to 35,000sf to allow excess land frontage on Long Crossing to become a separate parcel by way of subdivision. Map 12/Block 36/Lot 2

David Earlandson showed the agency the map of the subject parcel. The parcel is owned commercial as are all of the abutters to this property. Mr. Earlandson is requesting this lot be subdivided to 2 lots. Mr. Earlandson explained his hardships containing conformance, area requirements, and although not a hardship, Mr. Earlandson expressed his concerns

**East Hampton Zoning Board of Appeals
Regular Meeting
January 10, 2011
Town Hall Meeting Room
7:00 P.M.
Unapproved Minutes**

for how it may be difficult, although not impossible, to obtain financing for any commercial use due to non-conforming residential use that exist along Rt. 66.

David Valentine, 208 West High Street, asked if Mr. Earlandson had a plan for the commercial parcel. Mr. Earlandson stated at this time there is no specific use for the property at this time.

Leonard Johnson, Long Crossing stated he has no objections to this application however in the future if something is going to change would like to be notified.

Mr. Jacobson asked if this was just financial. Mr. Earlandson stated that although financing would be difficult if it remained zoned this way, the main reason is to blend in harmony with the surrounding properties.

Mr. Martin moved to approve this application as presented. The motion was seconded by Mr. Keegan. The motion carried 4-1-0, with Vincent Jacobson voting No.

5. Old Business: None

6. Communications:

7. New Business: None

8. Adjournment

Mr. Martin moved to adjourn the ZBA meeting. The motion was seconded by Mr. Keegan. The motion carried unanimously. Meeting Adjourned: 8:45PM

Respectfully Submitted

**Kamey Peterson
Recording Secretary**