

**East Hampton Zoning Board of Appeals  
Regular Meeting  
April 13, 2015  
Town Hall Meeting Room**

<b>Unapproved Minutes</b>
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1. **Call to Order:** Chairman Nichols called the meeting to order at 7:00 P.M.

Present: Chairman Charles Nichols, Members Vincent Jacobson, Dennis Wall, Alternate Members Robert Hines, Margaret Jacobson, Sal Nucifora (7:07), and ZBA Staff Member Daphne Schaub were present.

Absent: Vice Chairman Brendan Flannery, and Member Melinda Powell were not present.

2. **Seating of the Alternates:** The Chairman seated Margaret Jacobson and Robert Hines.

3. **Legal Notice:** Staff read the legal notice into the record.

4. **Approval of Minutes:**

**A. March 9, 2015 Regular Meeting:**

*Mr. Jacobson moved, and Mrs. Jacobson seconded, to approve the Minutes of the March 9, 2015 meeting. The motion carried unanimously.*

5. **Application:**

**A. Application of Timothy A. Smith, 36 Haddam Neck Road, to Reduce the Front Yard Set-Back from 50' to 25' for a One-Car Garage - Map 08/Block 28/Lot 8:**

Timothy Smith, owner and applicant, was present to discuss his application. He hopes to place a pre-constructed one-bay garage on the north side of his property. It is necessary for him to apply for the front yard variance because this location is the only level area in his yard. At about the 50' setback line, his front yard slopes down greatly. The proposed location also would place the garage in the appropriate location on his driveway.

Mr. Smith submitted an aerial photograph of his lot notating the approximate location of the parcel lines and the proposed location of the garage. He also submitted a survey with hand drawn notations indicating current existing conditions at the site and the proposed location for the garage. He further explained that most of the parcels on this street are built in close proximity to the street.

The Agency discussed the application with the applicant. The applicant explained that the building will be placed on a pad of stone. The applicant indicated that his hardship is that the existing layout and the topography of the lot limits this activity to this one area of the property.

The Chairman asked for anyone present to speak for or against the property. There was no one present wishing to speak.

*Mr. Wall moved, and Mr. Hines seconded, to grant the application of Timothy A. Smith, 36 Haddam Neck Road, to reduce the front yard setback from 50' to 25' for a one-car garage, Map 08/Block 28/Lot 8. The motion carried unanimously.*

6. **New Business:** Staff introduced Sal Nucifora to the Agency. Mr. Nucifora will be the new Alternate Member on the Agency replacing Melinda Powell who filled the open Regular Member seat that was available.
7. **Old Business:** None.
8. **Adjournment:** *Mr. Wall moved to adjourn the meeting. The motion was seconded by Mr. Jacobson. The motion carried unanimously. The meeting adjourned at 7:19 P.M.*

Respectfully Submitted,

Daphne C. Schaub  
Recording Secretary