

**East Hampton Zoning Board of Appeals
Regular Meeting
May 11, 2015
Town Hall Meeting Room**

Unapproved Minutes

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, Melinda Powell (7:02), Alternate Members Margaret Jacobson, Sal Nucifora, and ZBA Staff Member Daphne Schaub were present.

Absent: Vice Chairman Brendan Flannery and Alternate Member Robert Hines were not present.

2. **Seating of the Alternates:** The Chairman seated Alternate Members Margaret Jacobson and Sal Nucifora.
3. **Legal Notice:** Staff read the legal notice into the record.

4. **Approval of Minutes:**

A. April 13, 2015 Regular Meeting:

Mr. Wall moved, and Mr. Jacobson seconded, to approve the Minutes of the April 18, 2015 meeting. The motion carried unanimously.

5. **Application:**

A. Application of Doug Bonoff for Valerie Greco, 42 Young Street, to grant continuation of legal non-conforming status of existing lot while creating a new (second) rear lot – Map 20/Block 51/Lot 2:

Val Greco was present to discuss her application. She explained that it was necessary for her to subdivide her property for a divorce settlement. In preparing for the subdivision she had been concerned by the non-conforming status of the existing structures on the property. Ms. Greco further explained that the house and the barn were built over 100 years ago.

Staff explained to the Commission that the application had initially been to grant to the applicant relief from the existing non-conformity of the parcel as it is subdivided into two separate parcels. Upon receipt of the maps for the subdivision it became evident to Staff that there is also a need for a side yard variance for the new side yard that will be created upon subdivision. The new property line will be 20' from an existing barn and will require a variance to reduce the side yard setback from 25' to 20'.

Doug Bonoff, 8 Spice Hill Drive, Licensed Surveyor, was present and discussed the application with the Commission. He explained that it was necessary to locate the property line at 20' from the existing barn to allow for adequate sight lines at the road. A conservation easement will also be put in place to limit future development of the rear piece.

The hardship in question is the existing non-conformity of the farm house combined with the layout and topography of the land to be subdivided and the requirements for safe access to the rear parcel.

The Chairman opened the public hearing at this time. There was no one to speak against the application. There was also no one to speak in favor of the application.

Staff reported that several neighbors called to discuss the application with Staff. After explanation of the project no one had any concerns with the application.

As no one was present from the public to discuss the meeting, the Chairman requested that a motion to close the public hearing.

Mr. Wall moved to close the public hearing and grant the application of Doug Bonoff for Valerie Greco, 42 Young Street, to grant continuation of legal non-conforming status of the existing lot while creating a new (second) rear lot and a variance reducing the side yard setback from 25' to 20' on the piece to be known as 42 Young Street, Map 20/Block 51/Lot 2. Mr. Jacobson seconded the motion. The motion carried unanimously.

6. **New Business:** None.
7. **Old Business:** None.
8. **Adjournment:** *Mr. Wall moved to adjourn the meeting. The motion was seconded by Mrs. Jacobson. The motion carried unanimously. The meeting adjourned at 7:21 P.M.*

Respectfully Submitted,

Daphne C. Schaub
Recording Secretary