

**East Hampton Zoning Board of Appeals  
Regular Meeting  
August 10, 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.

2. **Seating of the Alternates:**

Present: Chairman Charles Nichols, Members Robert Hines, Vincent Jacobson, Melinda Powell (7:08), Alternate Members Margaret Jacobson, Brian Spack and Interim Zoning Enforcement Officer Daphne Schaub were present.

Absent: Member Dennis Wall and Alternate Member Sal Nucifora were not present.

The Chairman seated Alternate Member Brian Spack.

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

4. **Approval of Minutes:**

A. **June 8, 2015 Regular Meeting:**

*Mr. Jacobson moved, and Mr. Nichols seconded, to approve the Minutes of the June 8, 2015 meeting. The motion carried unanimously.*

5. **Application:**

A. **Application of Angelus Tammaro, 25 Lake Boulevard, to reduce the west side yard setback from 15' to 11', the east side yard setback from 15' to 2' and the rear yard setback from 25' to 2' to remedy design of existing garage - Map 04A/Block 45/ Lot 22:**

Angelus Tammaro, 25 Lake Boulevard, was present to request a variance to allow access to the existing garage which is inaccessible due to the layout, design, and configuration of the lot and existing structures. The variances requested will allow the reasonable use of the building. The setbacks requested have already been established by the existing building; however, due to the need to relocate two walls the area of the setbacks will change.

Mr. Tammaro provided the Agency with five letters from abutting property owners supporting the application for the necessary variances.

The Agency discussed the application with Mr. Tammaro.

The Chairman opened the public hearing at this time. There was no one to speak against or for the application.

*Mr. Jacobson moved, Mr. Hines seconded, to grant the application of Angelus Tammaro, 25 Lake Boulevard, to reduce the west side yard setback from 15' to 11', the east side yard setback from 15' to 2' and the rear yard setback from 25' to 2' to remedy design of existing garage, Map 04A/Block 45/Lot 22. The motion carried unanimously.*

**B. Application of Scott & Melissa Bigelow, 153 Bear Swamp Road, to reduce the side yard setback from 25' to 13' to construct a garage – Map 26/Block 85/Lot 1A-9:**

Scott and Melissa Bigelow were present to discuss the application. The purpose of the application is to construct a 24' x 28' two-car garage. There will be no loft and it will be vinyl sided to match the existing house. The hardship is the layout and topography of the lot. The garage will be located at the end of the existing driveway, which is sufficiently away from the septic system and well.

The Chairman opened the public hearing for this application. There was no one present to speak against or for the application.

*Mr. Spack moved, and Ms. Powell seconded, to grant the application of Scott & Melissa Bigelow, 153 Bear Swamp Road, to reduce the side yard setback from 25' to 13' to construct a garage, Map 26/Block 85/Lot 1A-9. The motion carried unanimously.*

6. **New Business:** The Chairman welcomed Brian Spack to the Agency and staff provided the Agency with updated contact information.
7. **Old Business:** None.
8. **Adjournment:** *Mr. Jacobson moved to adjourn the meeting. The motion was seconded by Mr. Nichols. The motion carried unanimously. The meeting adjourned at 7:11 P.M.*

Respectfully Submitted,

Daphne C. Schaub  
Recording Secretary